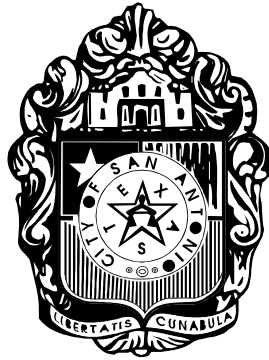


CITY OF SAN ANTONIO, TEXAS



**Continuing Disclosure of
Financial and Operating Data Information
(Pursuant to S.E.C. Rule 15c2-12)**

March 31, 2004

TABLE OF CONTENTS

	Page
INTRODUCTION	i
AUDITED FINANCIAL STATEMENTS	i
BONDS AND CERTIFICATES OF OBLIGATION ISSUED FROM APRIL 1, 2003 THROUGH MARCH 31, 2004	i – ii
OUTSTANDING OBLIGATIONS ISSUED SINCE JULY 3, 1995	iii – v
MISCELLANEOUS	v
PLANNED ISSUANCES	vi – vii
GENERAL OBLIGATION DEBT:	
FINANCIAL INFORMATION	
Assessed Valuation – Table 1A	1
Debt Payable from Ad Valorem Taxes and Debt Ratios – Table 1B	2
EXISTING DEBT SERVICE AND PRINCIPAL AND INTEREST REQUIREMENTS	
Principal and Interest Requirements – Table 2A	3
Principal and Interest Requirements – Table 2B	4
Tax Adequacy – Table 3	5
Interest and Sinking Fund Management Index – Table 4	5
Ad Valorem Tax Debt Principal Repayment Schedule – Table 5	6
Debt Obligations - Capital Lease Payable – Table 6	7
Tax Data – Table 7	8
Tax Rate Distribution – Table 8	8
Principal Taxpayers – Table 9	8
Net Taxable Assessed Valuation for Tax Years 1994-2003 – Table 10	9
Net Taxable Assessed Valuation and Ad Valorem Tax Debt – Table 11	9
Authorized but Unissued Ad Valorem Tax Debt – Table 12	9
Classification of Assessed Valuation – Table 13	10
REVENUE SOURCES AND EXPENDITURES	
General Fund Comparative Statement of Revenues and Expenditures and Analysis of Changes in Fund Balances – Table 16	11
Municipal Sales Taxes – Table 17	12
Comparison of Selected Revenues by Source – Table 18	13
Expenditures for Selected Functions – Table 19	14
AIRPORT SYSTEM IMPROVEMENT REVENUE BONDS	
Total Domestic and International Enplaned Passengers – Table 1	15
Total Domestic and International Enplaned Passengers by Airline – Table 2	15
Total Enplaned and Deplaned International Passengers – Table 3	16
Air Carrier Landed Weight – Table 4	16
Enplaned Air Cargo Weights (U.S. Tons) – Table 5	17
Current Parking Rates – Table 6	17
Airport Parking System Revenues – Table 7	17
Comparative Statement of Gross Revenues and Expenses – Table 8	18
Historical Debt Service Coverages – Table 9	19
HOTEL OCCUPANCY TAX REVENUE BONDS	
Expansion Hotel Occupancy Tax Revenue 2% Collection Rate – Table 1	20
General Municipal Hotel Occupancy Tax Revenue – Table 2	21
Municipal Hotel Occupancy Tax Top Ten Hotels – Table 3	22
San Antonio Hotel Occupancies and Average Daily Rates/History – Table 4	23
Convention Statistics – Table 5	24
Annual Debt Service – Table 6	25

TABLE OF CONTENTS

	Page
PARKING SYSTEM REVENUE BONDS	
Existing and Proposed City-Owned Garages and Surface Lots – Table 1	26
Parking Rates – Table 2	27
Historical Gross Revenues – Table 3	28
Historical Pro-Forma Coverage – Table 4	28
Historical and Projected Parking System Operating Cashflow – Table 5	29
Debt Service Schedule – Table 6	30
MUNICIPAL UTILITIES DRAINAGE UTILITY SYSTEM REVENUE BONDS, SERIES 2003	
Condensed Statement of Operations – Table 1	31
Coverage and Fund Balances – Table 2	31
Historical and Projected System Operating Cashflow – Table 3	32
MUNICIPAL FACILITIES CORPORATION, LEASE REVENUE BONDS, SERIES 2001	33
STARBRIGHT INDUSTRIAL DEVELOPMENT CORPORATION CONTRACT REVENUE BONDS, SERIES 2003	
Historical Revenues and Benefits Received by City from City’s Electric and Gas Systems – Table 2	34
Appendix 1	Obligations Defeased from April 1, 2003 through March 31, 2004
Appendix 2	Nationally Recognized Municipal Securities Information Repository Address List

CITY OF SAN ANTONIO, TEXAS

Continuing Disclosure Information

INTRODUCTION

This report is filed in compliance with Securities and Exchange Commission ("SEC") Continuing Disclosure of Financial and Operating Data Information pursuant to Rule 15c2-12 and pursuant to the ordinances authorizing the issuance of obligations by the City of San Antonio, Texas (the "City") since July 3, 1995. The obligations are described in the City's offering documents. This report is provided solely to comply with the City's commitment to provide updated annual financial and operating data information, is not made in connection with a purchase or sale of obligations, and accordingly is not intended to contain all information material to a decision to purchase or sell obligations provided, however, the City incorporates by reference its Final Official Statement, dated March 18, 2004, that will be filed with the Municipal Securities Rulemaking Board with respect to obligations designated as "City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2004", dated March 1, 2004, in the original principal amount of \$29,525,000 and the "City of San Antonio, Texas General Improvement Bonds, Series 2004", dated March 1, 2004, in the original principal amount of \$33,570,000.

Any terms used herein that are not defined or may be in conflict with a term in the offering documents shall have the meanings ascribed to them in the City's offering documents.

AUDITED FINANCIAL STATEMENTS

The City of San Antonio, Texas Comprehensive Annual Financial Report for the fiscal year ended September 30, 2003, is submitted as a separate enclosure to each Nationally Recognized Municipal Securities Information Repository ("NRMSIR") and the State of Texas State Information Depository ("SID").

BONDS AND CERTIFICATES OF OBLIGATION ISSUED FROM APRIL 1, 2003 THROUGH MARCH 31, 2004

On April 8, 2003, the City took delivery of \$50,230,000 "City of San Antonio, Texas Airport System Forward Refunding Revenue Bonds, Series 2003," to refund a portion of the "City of San Antonio, Texas Airport System Improvement Bonds, Series 1993" and to effectuate an interest savings equal to \$3,460,075. Such bonds were sold on April 19, 2001.

On May 1, 2003, the City took delivery of \$8,175,000 "City of San Antonio, Texas Airport System Revenue Refunding Bonds, Series 2003-A," (the "2003-A Bonds") and \$3,255,000 "City of San Antonio, Texas Airport System Revenue Refunding Bonds, Series 2003-B AMT" (the "2003-B Bonds"). The 2003-A Bonds were issued to refund certain "City of San Antonio, Texas Airport System Refunding Revenue Bonds, Series 1992 and to effect a present value savings. The 2003-B Bonds were issued to refund certain "City of San Antonio, Texas Airport System Improvement Revenue Bonds, Series 1992 AMT" and to effectuate a present value savings.

On May 1, 2003, the City issued \$44,150,000 "City of San Antonio, Texas, Municipal Drainage Utility System Revenue Bonds, Series 2003." The bonds were sold to finance the costs of making drainage improvements, including acquisition, construction, and repair of structures, equipment, and facilities for the City's Municipal Drainage Utility System (Stormwater System).

On May 8, 2003, the City took delivery of \$44,905,000 "City of San Antonio, Texas General Improvement Refunding Bonds, Series 2003." The bonds were issued to refund a portion of "City of San Antonio, Texas General Improvement and Refunding Bonds, Series 1993" and to effectuate a present value savings.

On June 12, 2003, the City sold \$24,685,000 "City of San Antonio, Texas, Starbright Industrial Development Corporation Contract Revenue Bonds, Series 2003 (Taxable)" (the "Starbright Bonds"). In February

2003, Toyota Motor Manufacturing North America, Inc. ("Toyota") announced that it had selected a southwestern Bexar County site near the City to construct a new manufacturing facility, which will manufacture motor vehicles and produce automotive parts and components and initially employ approximately 2,000 employees (the "Starbright Project"). Toyota, the City, the State, Bexar County, and various other public and private entities have entered into an agreement, known as the Starbright Project Agreement (the "Starbright Agreement"), which sets forth the obligations of each of the various parties with respect to bringing the Starbright Project to Bexar County. Pursuant to the Starbright Agreement, the City is obligated to acquire and convey to Toyota a tract of land approximately 2,643 acres in size for the project site and reimburse Toyota for both site preparation costs (not to exceed \$10,000,000) and the construction of a training facility (the City's portion of such training facility not to exceed \$3,000,000) (collectively, the "City Project"). The City of San Antonio, Texas, Starbright Industrial Development Corporation issued the Starbright Bonds to finance a portion of the City's obligations under the Starbright Agreement to fund the City Project. The primary security for the Starbright Bonds is transfers by the City of a portion of the annual funds that the City receives from City Public Service.

On June 19, 2003, the City issued \$56,515,000 "City of San Antonio, Texas General Improvement Refunding Bonds, Series 2003-A," the proceeds of which were used to refund certain of the City's outstanding obligations. The refunding of these obligations generated total savings of \$5,587,866.

On March 18, 2004, the City sold \$33,570,000 City of San Antonio, Texas General Improvement Bonds, Series 2004," (the "2004 Bonds") and \$29,525,000 "City of San Antonio, Texas Tax and Revenue Certificates of Obligation, Series 2004," (the "2004 Certificates"). The 2004 Bonds and the 2004 Certificates are collectively referred to herein as the "2004 Obligations" and are anticipated to be delivered on April 13, 2004.

The 2004 Bonds were issued to provide funds to finance the construction of general improvements to the City, including streets and pedestrian improvements; drainage improvements; library improvements; parks and recreation improvements; public health and safety improvements. The 2004 Bonds represent the first installment of the \$115,000,000 bonds approved at an election held in the City on November 4, 2003.

The 2004 Certificates were issued to provide funds for capital improvements and for other public purposes, to include constructing public safety improvements, including constructing new fire stations and renovating and improving existing fire stations, constructing drainage improvements, sidewalk improvements, bridge improvements, street improvements, and drainage incidental thereto, constructing improvements and renovations to existing municipal facilities, including the Tower of the Americas, acquiring, constructing, and renovating park facilities, constructing improvements for flood control, dams, landscaping and amenities along the San Antonio River, purchasing materials, supplies, machinery, land, and rights-of-way for authorized needs and purposes relating to public safety, drainage, street, parks, flood control, and public works purposes, and to pay the costs associated with the implementation of a new Enterprise Resource Management System, including development and installation costs relating thereto.

On March 18, 2004, concurrently with the sale of the 2004 Obligations, the City sold \$13,245,000 "City of San Antonio, Texas Taxable General Improvement Refunding Bonds, Series 2004," (the "2004 Refunding Bonds"). The 2004 Refunding Bonds were issued to discharge and refund certain outstanding tax-supported debt of the City which were used to finance or refinance certain parking facilities owned and operated by the City. Refunding such obligations with the 2004 Refunding Bonds, which are taxable obligations, was undertaken to provide greater flexibility for the City to contract with private entities for use of space in those parking facilities. The 2004 Refunding Bonds are anticipated to be delivered on April 13, 2004.

(The remainder of this page is intentionally left blank.)

The obligations the City has sold and are currently outstanding since July 3, 1995 are listed on the following table.

OUTSTANDING OBLIGATIONS ISSUED SINCE JULY 3, 1995

January 11, 1996	\$35,330,000 City of San Antonio, Texas General Improvement Bonds, Series 1996
January 11, 1996	\$9,520,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1996
January 11, 1996	\$6,160,000 City of San Antonio, Texas Taxable Combination Tax and Revenue Certificates of Obligation, Series 1996
March 14, 1996	\$182,012,480.60 City of San Antonio, Texas Hotel Occupancy Tax Revenue Bonds, Series 1996
July 18, 1996	\$38,000,000 City of San Antonio, Texas Airport System Improvement Revenue Bonds, Series 1996
November 21, 1996	\$82,730,000 City of San Antonio, Texas General Improvement and Refunding Bonds, Series 1996A
November 21, 1996	\$6,030,000 City of San Antonio, Texas Taxable General Improvement Refunding Bonds, Series 1996B
November 21, 1996	\$53,950,000 City of San Antonio, Texas General Improvement Forward Refunding Bonds, Series 1998
November 21, 1996	\$12,515,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1996A
November 21, 1996	\$7,375,000 City of San Antonio, Texas Taxable Combination Tax and Revenue Certificates of Obligation, Series 1996B
April 9, 1998	\$30,855,000 City of San Antonio, Texas General Improvement and Refunding Bonds, Series 1998
April 9, 1998	\$4,315,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1998
December 10, 1998	\$49,110,000 City of San Antonio, Texas General Improvement and Refunding Bonds, Series 1998A
December 10, 1998	\$36,535,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1998A
December 10, 1998	\$27,565,000 City of San Antonio, Texas General Improvement Bonds, Series 2000
December 10, 1998	\$8,490,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2000

(Table continues on next page.)

OUTSTANDING OBLIGATIONS ISSUED SINCE JULY 3, 1995 (continued)

October 28, 1999	\$12,000,000 City of San Antonio, Texas General Improvement Bonds, Series 1999
October 28, 1999	\$4,230,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1999
April 13, 2000	\$24,845,000 City of San Antonio, Texas Parking System Revenue Bonds, Series 2000
November 30, 2000	\$15,615,000 City of San Antonio, Texas General Improvement Bonds, Series 2000A
November 30, 2000	\$8,810,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2000A
November 30, 2000	\$1,755,000 City of San Antonio, Texas Taxable Combination Tax and Revenue Certificates of Obligation, Series 2000B
November 30, 2000	\$6,415,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2000C ("Houston Street Redevelopment Project")
May 17, 2001	\$50,230,000 City of San Antonio, Texas Airport System Forward Refunding Revenue Bonds, Series 2003
May 31, 2001	\$14,465,000 City of San Antonio, Texas Municipal Facilities Corporation Lease Revenue Bonds, Series 2001
August 30, 2001	\$17,795,000 City of San Antonio, Texas Airport System Improvement Revenue Bonds, Series 2001
November 8, 2001	\$84,945,000 City of San Antonio, Texas General Improvement and Refunding Bonds, Series 2001
November 8, 2001	\$65,195,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2001
November 8, 2001	\$251,280,000 City of San Antonio, Texas General Improvement Forward Refunding Bonds, Series 2002
March 4, 2002	\$92,470,000 City of San Antonio, Texas Airport System Revenue Improvement Bonds, Series 2002
March 4, 2002	\$37,575,000 City of San Antonio, Texas Passenger Facility Charge and Subordinate Lien Airport System Revenue Improvement Bonds, Series 2002
November 21, 2002	\$55,850,000 City of San Antonio, Texas General Improvement and Refunding Bonds, Series 2002
November 21, 2002	\$69,930,000 City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 2002

(Table continues on next page.)

OUTSTANDING OBLIGATIONS ISSUED SINCE JULY 3, 1995 (continued)

March 20, 2003	\$40,905,000 City of San Antonio, Texas General Improvement Refunding Bonds, Series 2003
March 20, 2003	\$8,175,000 City of San Antonio, Texas Airport System Revenue Refunding Bonds, Series 2003-A
March 20, 2003	\$3,255,000 City of San Antonio, Texas Airport System Revenue Refunding Bonds, Series 2003-B (Alternative Minimum Tax Bonds)
May 1, 2003	\$44,150,000 City of San Antonio, Texas, Municipal Drainage Utility System Revenue Bonds, Series 2003
June 12, 2003	\$24,685,000 City of San Antonio, Texas, Starbright Industrial Development Corporation Contract Revenue Bonds, Series 2003 (Taxable)
June 19, 2003	\$56,515,000 City of San Antonio, Texas General Improvement Refunding Bonds, Series 2003-A
March 18, 2004	\$33,570,000 City of San Antonio, Texas General Improvement Bonds, Series 2004
March 18, 2004	\$29,525,000 City of San Antonio, Texas Tax and Revenue Certificates of Obligation, Series 2004
March 18, 2004	\$13,245,000 City of San Antonio, Texas Taxable General Improvement Refunding Bonds, Series 2004

* * *

Reference is made to Appendix 1 for the Notices of Redemption for obligations refunded from April 1, 2003 through March 31, 2004.

The City's defeased, but outstanding obligations at March 15, 2004 were \$106,954,423.90.

MISCELLANEOUS

The information set forth herein has been obtained from the City's records and other sources which are considered reliable. Any statement in this Annual Report which includes a matter of opinion, whether or not expressly so stated, is intended as such, and not as a representation of fact. The information contained in this Annual Report is provided as of the respective dates specified herein and is subject to change without notice, and the filing of this Annual Report shall not, under any circumstances, create any implication that there has been no change in the affairs of the City or in the other matters described herein since the date as of which such information is provided.

The historical information set forth in this Annual Report is not necessarily indicative of future results or performance due to various factors, including, among others, those discussed in the City's offering documents pertaining to its outstanding obligations. These offering documents have been filed with the Municipal Securities Rulemaking Board.

In the ordinances, the City disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of its continuing disclosure agreement or from any statement made pursuant to its agreement, although holders of the obligations may seek a writ of mandamus to compel the City to comply with its agreements. See "CONTINUING DISCLOSURE OF INFORMATION" in each of these offering documents.

PLANNED ISSUANCES

Long-Term Debt Planning. The City employs a comprehensive multi-year, long-term capital improvement planning program that is updated annually. Debt management is a major component of the financial planning model which incorporates projected financing needs for infrastructure development that is consistent with the City's growth while at the same time measuring and assessing the cost and timing of each debt issuance. Assumptions utilized in the Debt Plan include: (1) assessed valuation growth at 0.5% per year for existing base values and 1.00% per year for new improvements; (2) projected annexations are added to the assessed valuations in the year they are scheduled to be on the tax rolls; (3) tax collections are at 97.5%; (4) the adopted debt service tax rate will decrease to 21.15 cents in fiscal year 2004, will remain constant in fiscal year 2005 and increase incrementally between 0.40 cents and 0.60 cents annually from fiscal year 2006 through fiscal year 2011 to an estimated maximum debt service tax rate of 24.20 cents in fiscal year 2011 (the current debt service tax rate is 21.15 cents); (5) the issuance of approximately \$75,370,000 Certificates of Obligation, which are scheduled to be sold by fiscal year 2009 for fire station improvements, Metropolitan Planning Organization (MPO) streets and other street projects, drainage projects, municipal facility improvements, San Antonio River improvements, and the Enterprise Resource Management System; and (6) \$115,000,000 General Improvement Bonds authorized by voters on November 4, 2003.

2003 Bond Election. The City held a bond election on November 4, 2003 in which authorization was passed to issue \$115,000,000 ad valorem tax-supported bonds for the purpose of providing proceeds for street and pedestrian, drainage, parks and recreation, library, and public health and safety improvements to be issued in fiscal years 2004 through 2006.

Certificates of Obligation. In addition to the issuance of voted general obligation bonds, the City regularly utilizes certificates of obligation to finance non-voter authorized capital needs. The City has incorporated such certificates into its current debt management plan. The Debt Plan anticipates the sale of certificates of obligations of \$11,960,000 in fiscal year 2005 and \$7,920,000 in fiscal year 2006.

Airport System Improvement Revenue Bonds. The Airport Master Plan Study, completed in January 1998, determined that certain capital improvements were needed to the Airport's airfield facilities in order to avoid congestion and reduce aircraft delays in the future; and the study found that the Airport's terminal gate capacity is insufficient to meet future demand. The Airport Capital Improvement Plan includes a comprehensive upgrade and expansion of airport facilities to include several runway and taxiway projects; and the construction of two new terminal concourses to replace Terminal 2, which has outlived its useful life and will be demolished. The capital improvement plan incorporates approximately \$425,592,600 construction program to be completed over a ten year period. The anticipated sources of funding for the capital improvement plan include a combination of general airport revenue bonds, bonds to be paid from the receipt of a passenger facility charge, passenger facility charge revenues used on a current basis, grants and funds produced from operations. The City anticipates selling approximately \$10,600,000 and \$12,000,000 City of San Antonio, Texas Airport System Improvement Revenue Bonds, in fiscal years 2004 and 2007 respectively. In addition, the City anticipates selling approximately \$16,700,000, \$19,000,000, and \$25,600,000 City of San Antonio, Texas Passenger Facility Charge Airport System Improvement Revenue Bonds in fiscal years 2004, 2005, and 2007, respectively.

Hotel Occupancy Tax Revenue Refunding Bonds. The City intends to issue refunding bonds supported by the pledge of the Hotel Occupancy Tax to refund certain of its outstanding Hotel Occupancy Tax Revenue Bonds, Series 1996 (Henry B. Gonzalez Convention Center Expansion Project) to effectuate interest cost savings.

Debt Limitation. No direct debt limitation is imposed on the City under current Texas law, however, the City Charter provides that the total bonded debt of the City must never exceed ten percent (10%) of the total assessed valuation of property shown by the last assessment roll, exclusive of (1) any indebtedness secured in whole or in part by special assessments; (2) the bonded debt of any improvement district; and (3) any indebtedness secured by revenues, other than taxes of the City or of any department or agency thereof. In addition, Article XI, Section 5 of the Texas Constitution is applicable to the City and limits its maximum ad valorem tax rate to \$2.50 per \$100 assessed valuation for all City purposes. The City operates under a City Charter that adopts this constitutional provision. The Texas Attorney General has adopted an administrative policy that prohibits the issuance of debt by a municipality, such as the City, if its issuance produces debt service requirements exceeding that which can be paid from \$1.50 of the

foregoing \$2.50 maximum tax rate calculated at ninety percent (90%) collection. There is no limitation within the \$2.50 for interest and sinking fund purposes. The total assessed valuation for the fiscal year ending September 30, 2003 was \$46,320,796,212, which provides a debt ceiling of \$4,632,079,621.

Ad Valorem Tax Rate. The ad valorem tax rate approved by City ordinance for the fiscal year ended September 30, 2003, was \$0.57854 per \$100 assessed valuation, of which the debt service component is \$0.21150 and the maintenance, and operation portion is \$0.36704.

Ratings. Strict adherence to conservative financial management has allowed the City to meet its financing needs while at the same time maintaining its “Aa2”, “AA+” and “AA+” general obligation bond rating by Moody’s Investors Service, Inc. (“Moody’s”), Standard & Poor’s Ratings Services, A Division of McGraw-Hill Companies, Inc. (“S&P”), and Fitch Ratings (“Fitch”), respectively.

(The remainder of this page is intentionally left blank.)

GENERAL OBLIGATION DEBT

The following Tables 1A – 6 contain information on assessed valuation, debt payable from ad valorem taxes, estimated debt payable from ad valorem taxes, tax adequacy, indicated interest and sinking fund, ad valorem tax debt principal repayment schedule, and debt obligations – capital leases payable.

Assessed Valuation¹

Table 1A

Tax Year 2003 Actual Market Value of Taxable Property		\$ 49,640,963,738
Less:		
Optional 65 Years of Age & Older Homestead Exemptions	\$ 3,717,791,988	
Optional 65 Years of Age & Older Homestead Exemptions Prorated	16,357,043	
Disabled and Deceased Veterans' Exemption	117,293,620	
Freeport Exemption	278,560,740	
Article 8, Sec. 1-d-1 Special Appraisals	282,070,869	
Tax Phase-In Exemptions	443,930,328	
Historical Exemptions	28,336,614	
Historical Preservation Area	1,205,278	
Appraised Value Limitations	198,660,954	
Absolute Exemptions Pro-rated	<u>19,960,723</u>	
Total Exemptions	\$ 5,104,168,157	
Tax Year 2003 Net Taxable Assessed Valuation (100% of Actual Market)		\$ 44,536,795,581

¹ See "AD VALOREM TAXATION" herein for a description of the City's taxation procedures. Based on Tax Year 2003 Net Taxable Assessed Valuation certified by the Bexar Appraisal District as of January 9, 2004.

(The remainder of this page is intentionally left blank.)

Debt Payable from Ad Valorem Taxes**Table 1B**

The Outstanding Ad Valorem Tax Debt (at 3/15/04) ¹	
General Obligation Bonds	\$ 669,728,108
Combination Tax and Revenue Certificates of Obligation	187,555,000
Taxable Combination Tax and Revenue Certificates of Obligation	5,115,000
Total Ad Valorem Tax Debt (at 3/15/04)	<u>\$ 862,398,108</u>
The 2004 Obligations	
General Improvement Bonds, Series 2004	\$ 33,570,000
Combination Tax and Revenue Certificates of Obligation, Series 2004	29,525,000
Total 2004 Obligations	<u>\$ 63,095,000</u>
Less Outstanding Obligations to be Refunded with 2004 Refunding Bonds	\$ 11,746,968
Taxable General Improvement Refunding Bonds, Series 2004²	\$ 13,245,000
Total Gross Outstanding Ad Valorem Tax Debt ²	\$ 926,991,140
<i>Less: Self-Supporting Debt (at 3/15/04)</i> ³	<u>14,210,000</u>
Total Net Debt Payable from Ad Valorem Taxes	<u>\$ 912,781,140</u>
Interest and Sinking Fund Balance at 9/30/03	\$ 64,861,786
Tax Year 2003 Actual Market Value of Taxable Property	\$ 49,640,963,738
Tax Year 2003 Net Taxable Assessed Valuation (100% of Actual Market) ⁴	\$ 44,536,795,581
Ratio of Gross Debt to Actual Market Value	1.867%
Ratio of Gross Debt to Net Taxable Assessed Value	2.082%
Ratio of Net Debt to Actual Market Value	1.839%
Ratio of Net Debt to Net Taxable Assessed Value	2.050%
Per Capita Net Taxable Assessed Value ⁵	\$ 35,160
Per Capita Gross Debt ⁵	\$ 732
Per Capita Net Debt ⁵	\$ 721

¹ Includes the Refunded Obligations.

² Includes the 2004 Obligations and the 2004 Refunding Bonds.

³ To maintain this debt as self-supporting, payments will be made from the operation of the Parking System and Hotel-Motel Tax Funds. Commencing with fiscal year 2002, the Golf Course Fund is no longer considered a self-supporting debt.

⁴ See "AD VALOREM TAXATION" for a description of the City's taxation procedures, including determination of net assessed valuation.

⁵ Based on the City of San Antonio Planning Department estimated population of 1,266,700 for calendar year ending December 31, 2003 (figure includes those individuals residing within areas expected to be annexed by the City by such date).

EXISTING DEBT SERVICE AND PRINCIPAL AND INTEREST REQUIREMENTS

The following table describes the existing debt service payable from ad valorem taxes, which includes self-supporting debt.

Principal and Interest Requirements

Table 2A

Fiscal Year Ending 9/30	Existing Debt Service ¹	The 2004 Bonds			The 2004 Certificates			Total Debt Service Requirements
		Principal	Interest	Annual Debt Service	Principal	Interest	Annual Debt Service	
2004	\$ 61,956,886.25 ²	\$ 0	\$ 589,530.21	\$ 589,530.21	\$ 0	\$ 489,808.85	\$ 489,808.85	\$ 63,036,225.31
2005	101,801,135.00	0	1,414,872.50	1,414,872.50	440,000	1,171,141.26	1,611,141.26	104,827,148.76
2006	100,141,195.00	0	1,414,872.50	1,414,872.50	570,000	1,161,041.26	1,731,041.26	103,287,108.76
2007	99,839,440.00	0	1,414,872.50	1,414,872.50	600,000	1,148,591.26	1,748,591.26	103,002,903.76
2008	99,388,085.00	1,440,000	1,397,772.50	2,837,772.50	2,135,000	1,107,147.51	3,242,147.51	105,468,005.01
2009	97,296,704.38	1,475,000	1,361,313.13	2,836,313.13	2,200,000	1,039,703.76	3,239,703.76	103,372,721.27
2010	97,948,388.75	1,515,000	1,321,122.51	2,836,122.51	2,260,000	975,878.76	3,235,878.76	104,020,390.02
2011	98,136,435.00	1,560,000	1,276,891.26	2,836,891.26	2,340,000	898,003.76	3,238,003.76	104,211,330.02
2012	71,768,658.75	1,610,000	1,227,328.76	2,837,328.76	2,445,000	790,078.76	3,235,078.76	77,841,066.27
2013	72,933,036.25	1,665,000	1,173,069.38	2,838,069.38	2,575,000	664,578.76	3,239,578.76	79,010,684.39
2014	55,928,101.88	1,730,000	1,108,642.50	2,838,642.50	2,700,000	536,078.76	3,236,078.76	62,002,823.14
2015	39,646,908.13	1,805,000	1,029,443.75	2,834,443.75	940,000	455,973.76	1,395,973.76	43,877,325.64
2016	35,363,081.88	1,895,000	941,568.75	2,836,568.75	970,000	423,018.76	1,393,018.76	39,592,669.39
2017	31,667,899.38	1,985,000	849,418.75	2,834,418.75	1,010,000	387,737.51	1,397,737.51	35,900,055.64
2018	31,666,041.88	2,085,000	752,756.25	2,837,756.25	1,045,000	349,837.51	1,394,837.51	35,898,635.64
2019	29,803,776.88	2,185,000	651,343.75	2,836,343.75	1,085,000	309,221.88	1,394,221.88	34,034,342.51
2020	26,455,826.25	2,290,000	545,062.50	2,835,062.50	1,130,000	265,600.00	1,395,600.00	30,686,488.75
2021	21,468,272.50	2,400,000	433,675.00	2,833,675.00	1,180,000	214,975.00	1,394,975.00	25,696,922.50
2022	19,151,750.00	2,520,000	316,825.00	2,836,825.00	1,240,000	157,500.00	1,397,500.00	23,386,075.00
2023	7,451,750.00	2,640,000	194,275.00	2,834,275.00	1,300,000	97,175.00	1,397,175.00	11,683,200.00
2024		2,770,000	65,787.50	2,835,787.50	1,360,000	33,150.00	1,393,150.00	4,228,937.50
	<u>\$ 1,199,813,373.16</u>	<u>\$ 33,570,000</u>	<u>\$ 19,480,444.00</u>	<u>\$ 53,050,444.00</u>	<u>\$ 29,525,000</u>	<u>\$ 12,676,242.12</u>	<u>\$ 42,201,242.12</u>	<u>\$ 1,295,065,059.28</u>

¹ Includes the Refunded Obligations.

² As of March 15, 2004

EXISTING DEBT SERVICE AND PRINCIPAL AND INTEREST REQUIREMENTS

The following table describes the existing debt service payable from ad valorem taxes, which includes self-supporting debt.

Principal and Interest Requirements

Table 2B

Fiscal Year Ending 9/30	The 2004 Taxable Refunding Bonds					Total Debt Service Requirements
	Existing Debt Service ¹	Refunded Debt Service	Principal	Interest	Annual Debt Service	
	\$ 63,036,225.31	\$ 1,272,707.50	\$ 0	\$ 187,798.96	\$ 187,798.96	\$ 61,951,316.77
2004	104,827,148.76	1,920,165.00	1,130,000.00	442,807.50	1,572,807.50	104,479,791.26
2005	103,287,108.76	1,902,600.00	1,330,000.00	422,428.75	1,752,428.75	103,136,937.51
2006	103,002,903.76	1,494,230.00	1,100,000.00	396,897.50	1,496,897.50	103,005,571.26
2007	105,468,005.01	1,499,132.50	1,130,000.00	368,015.00	1,498,015.00	105,466,887.51
2008	103,372,721.27	1,431,565.00	1,100,000.00	334,595.00	1,434,595.00	103,375,751.27
2009	104,020,390.02	1,244,077.50	700,000.00	304,570.00	1,004,570.00	103,780,882.52
2010	104,211,330.02	1,295,980.00	800,000.00	276,345.00	1,076,345.00	103,991,695.02
2011	77,841,066.27	979,518.75	1,175,000.00	236,457.50	1,411,457.50	78,273,005.02
2012	79,010,684.39	991,286.25	1,300,000.00	184,745.00	1,484,745.00	79,504,143.14
2013	62,002,823.14	798,247.50	1,480,000.00	124,560.00	1,604,560.00	62,809,135.64
2014	43,877,325.64	208,556.25	1,000,000.00	69,250.00	1,069,250.00	44,738,019.39
2015	39,592,669.39	161,175.00	1,000,000.00	23,250.00	1,023,250.00	40,454,744.39
2016	35,900,055.64	130,037.50				35,770,018.14
2017	35,898,635.64	129,575.00				35,769,060.64
2018	34,034,342.51	109,400.00				33,924,942.51
2019	30,686,488.75	95,000.00				30,591,488.75
2020	25,696,922.50	91,000.00				25,605,922.50
2021	23,386,075.00	96,750.00				23,289,325.00
2022	11,683,200.00	92,250.00				11,590,950.00
2023	4,228,937.50					4,228,937.50
2024						
	<u>\$ 1,295,065,059.28</u>	<u>\$ 15,943,253.75</u>	<u>\$ 13,245,000</u>	<u>\$ 3,371,720.21</u>	<u>\$ 16,616,720.21</u>	<u>\$ 1,295,738,525.74</u>

¹ Includes the 2004 Obligations and the Refunded Obligations.

Tax Adequacy**Table 3**

2003 Net Taxable Assessed Valuation ¹	\$ 44,536,795,581
Maximum Annual Debt Service Requirements, Fiscal Year Ended 2008	\$ 105,466,888
Indicated Interest and Sinking Fund Tax Rate	\$ 0.2429
Indicated Interest and Sinking Fund Tax Levy at 97.5% Collections	\$ 105,475,380

¹ Based on tax year 2003 Net Taxable Assessed Valuation certified by the Bexar Appraisal District as of January 9, 2004.

Note: See "TAX DATA" herein.

Interest and Sinking Fund Management Index**Table 4**

Interest and Sinking Fund Balance, Fiscal Year Ended 9/30/03	\$ 64,861,786
2004 Actual Interest and Sinking Fund Rate	\$ 0.2115
2004 Interest and Sinking Fund Tax Levy at 97.5% Collections Produces ¹	\$ 91,840,440
Total Available for Debt Service	\$ 156,702,226
Less: Ad Valorem Debt Service Requirements, Fiscal Year Ended 9/30/04	\$ 103,521,036
Estimated Surplus at Fiscal Year Ended 9/30/04 ¹	\$ 53,181,190

¹ Does not include revenues derived from self-supporting debt operations, delinquent tax collections, penalties and interest on delinquent tax collections, or investment earnings.

(The remainder of this page is intentionally left blank.)

Ad Valorem Tax Debt Principal Repayment Schedule
Table 5

Fiscal Year Ended 9/30	Currently Outstanding Obligations	2004 Refunded Obligations	2004 Bonds	2004 Certificates	2004 Taxable Bonds	Combined Principal	Obligations Remaining Outstanding End of Year	Percent of Principal Retired (%)
2004	\$ 40,555,000	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 39,555,000	\$ 887,436,140	4.27%
2005	56,288,995	1,012,979	0	440,000	1,130,000	56,846,016	830,590,124	10.40%
2006	57,214,113	1,033,989	0	570,000	1,330,000	58,080,124	772,510,000	16.66%
2007	64,530,000	1,070,000	0	600,000	1,100,000	65,160,000	707,350,000	23.69%
2008	67,290,000	1,125,000	1,440,000	2,135,000	1,130,000	70,870,000	636,480,000	31.34%
2009	68,900,000	1,115,000	1,475,000	2,200,000	1,100,000	72,560,000	563,920,000	39.17%
2010	72,705,000	980,000	1,515,000	2,260,000	700,000	76,200,000	487,720,000	47.39%
2011	76,555,000	1,080,000	1,560,000	2,340,000	800,000	80,175,000	407,545,000	56.04%
2012	53,965,000	815,000	1,610,000	2,445,000	1,175,000	58,380,000	349,165,000	62.33%
2013	58,080,000	870,000	1,665,000	2,575,000	1,300,000	62,750,000	286,415,000	69.10%
2014	43,955,000	720,000	1,730,000	2,700,000	1,480,000	49,145,000	237,270,000	74.40%
2015	29,880,000	165,000	1,805,000	940,000	1,000,000	33,460,000	203,810,000	78.01%
2016	27,080,000	125,000	1,895,000	970,000	1,000,000	30,820,000	172,990,000	81.34%
2017	24,790,000	100,000	1,985,000	1,010,000		27,685,000	145,305,000	84.33%
2018	26,130,000	105,000	2,085,000	1,045,000		29,155,000	116,150,000	87.47%
2019	25,630,000	90,000	2,185,000	1,085,000		28,810,000	87,340,000	90.58%
2020	23,560,000	80,000	2,290,000	1,130,000		26,900,000	60,440,000	93.48%
2021	19,690,000	80,000	2,400,000	1,180,000		23,190,000	37,250,000	95.98%
2022	18,330,000	90,000	2,520,000	1,240,000		22,000,000	15,250,000	98.35%
2023	7,270,000	90,000	2,640,000	1,300,000		11,120,000	4,130,000	99.55%
2024			2,770,000	1,360,000		4,130,000	0	100.00%
	<u>\$862,398,108</u>	<u>\$11,746,968</u>	<u>\$33,570,000</u>	<u>\$29,525,000</u>	<u>\$13,245,000</u>	<u>\$926,991,140</u>		

(The remainder of this page is intentionally left blank.)

Debt Obligations – Capital Leases Payable**Table 6**

The City has entered into various lease purchase agreements for the acquisition of computers, copiers, fire trucks, golf operations equipment, public works equipment, a high capacity trailer, a library automation system, and a hazardous materials (“HAZMAT”) vehicle. Shown below is the gross value of the assets at September 30, 2003. Payments on each of the lease purchases will be made from budgeted annual appropriations to be approved by the Council. The following is a schedule of the projected remaining future minimum lease payments under these capital leases together with the present value of the net minimum lease payments as of September 30, 2003.

Description	Lease Termination Date	Present Value Of Minimum Lease Payments	Amount Representing Interest	Total Future Minimum Lease Payments
Color Copier	12/01/2007	\$ 114,333	\$ 25,352	\$ 139,685
Computer, Laptop CDPD	05/01/2005	178,030	5,833	183,863
Computer, Mainframe	11/01/2003	67,289	740	68,029
Document Publishing System	04/01/2007	267,408	25,649	293,057
Fire Personal Protective Equipment	11/01/2005	650,186	43,326	693,512
Fire Truck, Aerial	11/01/2005	712,900	47,505	760,405
Fire Truck, Ladder	05/01/2007	502,757	38,108	540,865
Fire Truck, Platform	05/01/2007	514,638	39,009	553,647
Fire Truck, Pumper	11/01/2003	115,296	1,482	116,778
Fire Truck, Pumper	05/01/2005	703,353	23,044	726,397
Fire Truck, Pumper	05/01/2005	703,534	23,050	726,584
Golf Cart Equipment	03/01/2004	19,892	244	20,136
Golf Turf Equipment	11/01/2005	209,141	13,936	223,077
Golf Turf Equipment	05/01/2007	159,404	12,082	171,486
HAZMAT Vehicle	05/01/2005	185,001	6,061	191,062
Library Automation System	05/01/2008	718,282	49,649	767,931
Public Works Equipment	05/01/2007	441,026	33,429	474,455
Stormwater Tractor Trailers	05/01/2008	383,970	26,541	410,511
Street Maintenance Equipment	05/01/2008	3,153,527	217,978	3,371,505
Trailer, High Capacity	05/01/2007	543,775	41,217	584,992
Total		<u>\$ 10,343,742</u>	<u>\$ 674,235</u>	<u>\$ 11,017,977</u>

The adopted fiscal year 2004 budget includes appropriations for a lease purchase arrangement to acquire specialized garbage containers for the City’s automated garbage collection pilot program. It is anticipated that the funding will occur by April, 2004 in the principal amount of \$317,000.

(The remainder of this page is intentionally left blank.)

Tax Data**Table 7**

Tax Year	Fiscal Year Ended 9/30	Net Taxable Assessed Valuation ¹	Tax Rate	Tax Levy	Percent (%) Collections Current	Percent (%) Collected Total
1994	1995	\$ 24,309,875,164	\$ 0.58797	\$ 142,934,773	97.70	99.25
1995	1996	26,793,724,971	0.57979	155,347,338	97.96	99.64
1996	1997	28,320,799,143	0.57979	164,201,161	98.24	99.23
1997	1998	29,422,284,674	0.57979	170,587,464	98.42	99.75
1998	1999	31,253,551,025	0.57979	181,204,963	98.35	99.86
1999	2000	33,315,478,862	0.57979	193,159,815	98.14	99.80
2000	2001	36,033,321,329	0.57979	208,917,594	97.89	99.30
2001	2002	39,587,584,280	0.57854	229,030,010	97.78	99.25
2002	2003	41,535,547,008 ²	0.57854	240,299,754	97.78	99.23
2003	2004	44,536,795,581 ³	0.57854	257,663,177	(In the process of collecting)	

¹ Based on Net Taxable Assessed Valuation certified by the Bexar Appraisal District.

² Based on Tax Year 2002 Net Taxable Assessed Valuation Bexar Appraisal District certification on September 9, 2003.

³ Based on Tax Year 2003 Net Taxable Assessed Valuation Bexar Appraisal District certification on January 9, 2004.

Tax Rate Distribution**Table 8**

Tax Rate	Fiscal Year Ended September 30				
	2004	2003	2002	2001	2000
General Fund	\$ 0.36704	\$ 0.36204	\$ 0.35454	\$ 0.35079	\$ 0.34579
Interest and Sinking Fund	0.21150	0.21650	0.22400	0.22900	0.23400
Total Tax Rate	<u>\$ 0.57854</u>	<u>\$ 0.57854</u>	<u>\$ 0.57854</u>	<u>\$ 0.57979</u>	<u>\$ 0.57979</u>

Principal Taxpayers**Table 9**

Name	Type of Property	FY 2004 Taxable Assessed Valuation	Percent (%) of FY 2004 Taxable Assessed Valuation
H.E. Butt Grocery Company	Retail/Grocery	\$ 535,579,740	1.20
Southwestern Bell Telephone Company	Telecommunications	450,247,950	1.01
United States Automobile Association	Insurance/Banking	334,845,716	0.75
Wal-Mart Stores, Inc.	Retail/Grocery	221,621,100	0.50
Marriott Corporation	Hotel Chain	185,485,810	0.42
Humana/Methodist Healthcare System	Hospital/Healthcare	166,171,180	0.37
Time Warner	Cable Vision	118,125,330	0.27
North Star Mall	Shopping Center	109,891,450	0.25
Hyatt Regency Hotels	Hotel Chain	109,578,170	0.25
Simon Property Trust (Texas)	Shopping Centers	108,064,661	0.24
Total		<u>\$ 2,339,611,107</u>	<u>5.26</u>

Net Taxable Assessed Valuation for Tax Years 1994-2003**Table 10**

Tax Year	Fiscal Year Ended 9/30	Net Taxable Assessed Valuation ¹	Change From Preceding Year	
			Amount	Percent (%)
1994	1995	\$ 24,309,875,164	\$ 1,829,290,574	8.14
1995	1996	26,793,724,971	2,483,849,807	10.22
1996	1997	28,320,799,143	1,527,074,172	5.70
1997	1998	29,422,284,674	1,101,485,531	3.89
1998	1999	31,253,551,025	1,831,266,351	6.22
1999	2000	33,315,478,862	2,061,927,837	6.60
2000	2001	36,033,321,329	2,717,842,467	8.16
2001	2002	39,587,584,280	3,554,262,951	9.86
2002	2003	41,535,547,008 ²	1,947,962,728	4.92
2003	2004	44,536,795,581 ³	3,001,248,573	7.23

¹ Based on Net Taxable Assessed Valuation certified by the Bexar Appraisal District.

² Based on Tax Year 2002 Net Taxable Assessed Valuation Bexar Appraisal District certification on September 9, 2003.

³ Based on Tax Year 2003 Net Taxable Assessed Valuation certified by the Bexar Appraisal District as of January 9, 2004.

Net Taxable Assessed Valuation And Ad Valorem Tax Debt**Table 11**

Tax Year	Fiscal Year Ended 9/30	Net Taxable Assessed Valuation ¹	Ad Valorem Gross Debt	Debt Ratios Percent (%)
1994	1995	\$ 24,309,875,164	\$ 688,613,108	2.83
1995	1996	26,793,724,971	739,603,108	2.76
1996	1997	28,320,799,143	740,393,108	2.61
1997	1998	29,422,284,674	734,238,108	2.50
1998	1999	31,253,551,025	754,958,108	2.42
1999	2000	33,315,478,862	780,378,108	2.34
2000	2001	36,033,321,329	768,693,108	2.13
2001	2002	39,587,584,280	838,428,108	2.12
2002	2003	41,535,547,008 ²	881,038,108	2.12
2003	2004	44,536,795,581 ³	821,843,108	1.85

¹ Based on Net Taxable Assessed Valuation certified by the Bexar Appraisal District.

² Based on Tax Year 2002 Net Taxable Assessed Valuation Bexar Appraisal District certification on September 9, 2003.

³ Based on Tax Year 2003 Net Taxable Assessed Valuation certified by the Bexar Appraisal District as of January 9, 2004.

Authorized But Unissued Ad Valorem Tax Debt**Table 12**

Date of Authorization	Improvements	Amount Authorized	The 2004 Bonds ^{1, 2}	Bonds Authorized but Unissued
11/04/2003	Street & Pedestrian	\$ 29,398,217	\$ 14,231,235	\$ 15,166,982
11/04/2003	Drainage	18,912,770	6,727,477	12,185,293
11/04/2003	Parks & Recreation	27,224,013	10,967,438	16,256,575
11/04/2003	Library System	3,965,000	353,850	3,611,150
11/04/2003	Public Health & Safety	35,500,000	2,405,000	33,095,000
	Total	\$ 115,000,000	\$ 34,685,000	\$ 80,315,000

¹ Being issued concurrently with the 2004 Certificates and the 2004 Refunding Bonds.

² Includes the par value of the bonds of \$33,570,000 plus a net original issue premium of \$1,557,476 minus the cost issuance expenses of \$442,476 for a total of \$34,685,000 which is to be counted against the Issuer's voted but unissued general obligation debt.

Classification of Assessed Valuation
Table 13

	Fiscal Year 2004 ¹	% of Total	Fiscal Year 2003 ²	% of Total	Fiscal Year 2002	% of Total	Fiscal Year 2001	% of Total	Fiscal Year 2000	% of Total
Real, Residential, Single-Family	\$ 26,981,044,282	54.35	\$ 25,034,363,533	54.05	\$ 23,042,259,879	52.23	\$ 20,906,400,776	51.77	\$ 19,078,401,332	51.29
Real, Residential, Multi-Family	2,999,895,616	6.04	2,717,427,164	5.87	2,709,129,752	6.14	2,493,260,199	6.17	2,238,354,581	6.02
Real, Vacant Lots/Tracts	1,198,089,697	2.41	1,126,243,791	2.43	1,128,002,482	2.56	872,215,729	2.16	837,869,056	2.25
Real, Acreage (Land Only)	638,917,058	1.29	575,936,197	1.24	593,891,997	1.35	494,498,219	1.22	497,788,298	1.34
Real, Farm and Ranch Improvements	11,375,317	0.02	10,324,941	0.02	10,838,121	0.02	10,644,999	0.03	9,238,602	0.02
Real, Commercial	10,507,210,999	21.17	9,758,713,978	21.07	9,648,251,767	21.87	8,872,239,575	21.97	8,096,057,328	21.77
Real, Industrial	297,164,873	0.60	281,431,440	0.61	280,721,510	0.64	266,649,434	0.66	577,976,625	1.55
Real, Minerals, Oil and Gas	21,530	0.00	25,840	0.00	41,210	0.00	25,600	0.00	16,690	0.00
Real and Tangible, Personal Utilities	568,981,260	1.15	611,213,510	1.32	887,733,010	2.01	750,974,070	1.86	725,527,630	1.95
Tangible Personal, Commercial	4,767,722,376	9.60	4,567,575,590	9.86	4,536,610,190	10.28	4,408,249,620	10.92	3,949,099,890	10.62
Tangible Personal, Industrial	1,185,723,070	2.39	1,145,800,919	2.47	835,935,050	1.89	817,832,650	2.02	792,429,070	2.13
Tangible Personal, Mobile Homes	104,307,858	0.21	98,236,520	0.21	83,188,740	0.19	62,635,280	0.16	50,148,050	0.13
Real Property, Inventory	142,267,882	0.29	154,262,049	0.33	135,157,724	0.31	220,758,778	0.55	152,156,079	0.41
Special Inventory Tax	238,241,920	0.48	239,240,740	0.52	228,768,060	0.52	210,326,420	0.52	188,883,870	0.51
Exempt Property	-0-	0.00	-0-	0.00	5,600	0.00	93,000	0.00	-0-	0.00
Total Assessed Value	\$ 49,640,963,738	100.00	\$ 46,320,796,212	100.00	\$ 44,120,535,092	100.00	\$ 40,386,804,349	100.00	\$ 37,193,947,101	100.00
Less:										
Optional 65 Years of Age or Older Homestead Exemptions	\$ 3,717,791,988		\$ 3,384,996,852		\$ 3,132,670,748		\$ 2,986,283,978		\$ 2,638,900,445	
Optional 65 Years of Age or Older Homestead Exemptions Pro-Rated	16,357,043		42,579,166		81,397,988		75,138,795		158,534,581	
Deceased/Disabled Veterans' Exemptions	117,293,620		116,497,985		105,709,837		91,466,773		83,728,532	
Historical Property Exemptions	278,560,740		296,922,420		25,081,549		23,764,701		19,113,890	
Historical Preservation Area Exemptions ¹	282,070,869		257,595,602		-0-		-0-		24,453,414	
Freeport Goods Exemptions	443,930,328		386,918,532		318,663,870		292,442,670		323,136,930	
Article 8, Section 1-d-1 Special Appraisals	28,336,614		26,278,818		255,213,756		208,454,066		206,218,191	
Tax Phase-In Agreements	1,205,278		1,141,781		368,613,029		430,648,671		407,823,831	
Appraised Value Limitations	198,660,954		235,530,114		204,099,139		207,496,828		-0-	
Absolute Pro-Rated Exemptions	<u>19,960,723</u>		<u>36,787,934</u>		<u>41,500,896</u>		<u>37,786,538</u>		<u>16,558,425</u>	
Less: Total Exemptions	\$ 5,104,168,157		\$ 4,785,249,204		\$ 4,532,950,812		\$ 4,353,483,020		\$ 3,878,468,239	
Net Taxable Assessed Valuation	<u>\$ 44,536,795,581</u>		<u>\$ 41,535,547,008</u>		<u>\$ 39,587,584,280</u>		<u>\$ 36,033,321,329</u>		<u>\$ 33,315,478,862</u>	

¹ Based on Tax Year 2003 Net Taxable Assessed Valuation Certified by the Bexar Appraisal District as of January 9, 2004.

² Based on Tax Year 2002 Net Taxable Assessed Valuation Certified by the Bexar Appraisal District as of September 3, 2003.

Sources: City of San Antonio, Finance Department, and the Bexar Appraisal District, County Tax Office.

REVENUE SOURCES AND EXPENDITURES

Sources of Revenues

The City's General Fund revenue sources include ad valorem taxes, sale taxes, franchise taxes, contributions from City-owned utilities, fines, penalties, licenses and permits, various service charges, and miscellaneous sources.

General Fund Comparative Statement of Revenues and Expenditures and Analysis of Changes in Fund Balances

Table 16

The following statements set forth in condensed form reflect the historical operations of the City. The City has prepared such summary for inclusion herein based upon information obtained from the City's Comprehensive Annual Financial Report and financial records. Reference is made to such statements for further and complete information.

	Fiscal Year Ended September 30				
	2003	2002	2001	2000	1999
Fund Balance - Beginning of Year	\$ 62,452,494	\$ 96,198,138	\$ 105,702,670 ¹	\$ 96,035,183	\$ 100,063,422
Revenues					
Taxes	\$ 320,518,083	\$ 310,912,963	\$ 291,378,953	\$ 277,833,729	\$ 261,272,870
Licenses and Permits	13,912,258	13,302,392	12,683,156	12,257,775	12,164,099
Intergovernmental	2,878,131	2,888,626	2,865,885	2,669,780	2,526,778
Revenues from Utilities	210,466,156	171,234,083	187,939,902	172,300,674	149,956,113
Charges for Services	27,283,429	24,631,495	23,211,576	23,010,824	21,726,181
Fines and Forfeits	11,282,396	10,828,974	11,116,047	11,593,504	11,838,121
Miscellaneous	9,810,913	12,054,469	14,249,362	13,017,615	12,705,684
Total Revenues	<u>\$ 596,151,366</u>	<u>\$ 545,853,002</u>	<u>\$ 543,444,881</u>	<u>\$ 512,683,901</u>	<u>\$ 472,189,846</u>
Expenditures ²					
General Government	\$ 53,416,465	\$ 57,213,168	\$ 69,212,609	\$ 56,676,788	\$ 50,127,983
Public Safety	361,835,168	351,557,071	327,362,706	308,127,849	291,548,960
Streets and Roadways	11,920,629	10,244,816	9,869,123	9,909,813	9,467,167
Health Services	13,814,613	14,076,213	13,423,252	12,472,403	11,394,680
Sanitation	2,515,192	2,663,359	2,754,611	2,601,621	2,400,482
Welfare	16,317,480	17,662,015	17,158,677	13,864,539	12,046,649
Culture and Recreation	59,119,473	59,755,427	58,341,346	53,607,164	48,771,521
Economic Dev. and Opportunity	5,537,792	7,632,008	6,791,425	6,352,358	5,617,688
Total Expenditures	<u>\$ 524,476,812</u>	<u>\$ 520,804,077</u>	<u>\$ 504,913,749</u>	<u>\$ 463,612,535</u>	<u>\$ 431,375,130</u>
Excess of Revenues Over Expenditures	<u>\$ 71,674,554</u>	<u>\$ 25,048,925</u>	<u>\$ 38,531,132</u>	<u>\$ 49,071,366</u>	<u>\$ 40,814,716</u>
Other Financing Sources (Uses)					
Operating Transfers In	\$ 13,120,941	\$ 11,198,493	\$ 19,042,598	\$ 16,324,734	\$ 15,207,796
Operating Transfers Out	(70,377,939)	(76,101,511)	(73,789,801)	(64,535,173)	(66,366,621)
Total Other Financing Sources (Uses)	<u>\$ (57,256,998)</u>	<u>\$ (64,903,018)</u>	<u>\$ (54,747,203)</u>	<u>\$ (48,210,439)</u>	<u>\$ (51,158,825)</u>
Add Encumbrances ²	<u>4,772,022</u>	<u>6,108,449</u>	<u>6,711,539</u>	<u>8,806,560</u>	<u>6,315,870</u>
Fund Balance - End of Year	<u>\$ 81,642,072</u>	<u>\$ 62,452,494</u>	<u>\$ 96,198,138</u>	<u>\$ 105,702,670</u>	<u>\$ 96,035,183</u>

¹ For fiscal year 2001, the City implemented GASB Statement No. 33, "Accounting and Financial Reporting for Non Exchange Transactions," as amended by GASB Statement No. 36 "Recipient Reporting for Certain Shared Non Exchange Revenues," which resulted in the restatement of certain prior year balances for the City's General Fund. For comparative purposes, the prior year's tax revenues and fund balances have been restated for the impact of GASB Statement No. 33. These amounts have been excerpted from the City's Comprehensive Annual Financial Report as adjusted for the impact of GASB No. 33 and GASB No. 36.

² Expenditures are reported on a budgetary basis with encumbrances added back to arrive at a GAAP fund balance.

Collections and Equivalent Rates

Net sales tax collections and the equivalent ad valorem tax rates on fiscal year basis are as follows:

Municipal Sales Taxes

Table 17

Fiscal Year Ended 9/30	Sales Tax Collected	Ad Valorem Tax Levy ¹	Percent (%) of Ad Valorem Tax Levy	Net Taxable Assessed Valuation	Equivalent Tax Rate
1994	\$ 92,669,237	\$ 133,977,540	69.17	\$ 22,480,584,590	\$ 0.41222
1995	97,667,344	142,934,773	68.33	24,309,875,164	0.40176
1996	103,032,541	155,347,338	66.32	26,793,724,971	0.38454
1997	110,034,458	164,201,161	67.01	28,320,799,143	0.38853
1998	118,991,708	170,587,464	69.75	29,422,284,674	0.40443
1999	126,472,730	181,204,963	69.80	31,253,551,025	0.40467
2000	135,130,522	193,159,815	69.96	33,315,478,862	0.40561
2001	136,810,787	208,917,594	65.49	36,033,321,329	0.37968
2002	140,084,739	229,030,010	61.16	39,587,584,280	0.35386
2003	138,962,225	240,299,754	57.83	41,535,547,008 ²	0.33456

¹ Total Ad Valorem Tax Levy for debt service and maintenance and operations.

² Based on Tax Year 2002 Net Taxable Assessed Valuation Bexar Appraisal District certification on September 9, 2003.

(The remainder of this page is intentionally left blank.)

Comparison of Selected Sources of Revenues

Table 18

Fiscal Year Ended 9/30	Taxes	Charges for Services	Miscellaneous	Fines and Forfeits	Licenses and Permits	Inter- Governmental	City Public Service (CPS) Electric & Gas Systems	San Antonio Water System (SAWS) ¹	Stormwater Drainage Fee ^{1, 2}	Total
1994	\$ 191,063,575	\$ 17,041,469	\$ 7,467,656	\$ 6,667,543	\$ 7,646,164	\$ 2,012,771	\$ 124,635,735	\$ 3,619,864	\$ 2,783,783	\$ 362,938,560
1995	202,220,554	16,670,522	9,764,240	8,262,390	8,530,428	2,016,305	119,237,659	4,775,015	3,330,991	374,808,104
1996	214,635,376	18,422,483	8,927,797	9,051,481	9,438,492	2,141,719	133,877,013	4,799,553	6,513,000	407,806,914
1997	228,059,883	18,666,543	9,601,800	8,475,837	9,627,427	2,346,577	136,077,928	4,375,869	13,114,803	430,346,667
1998	245,430,127	21,676,353	10,862,192	11,525,034	11,159,736	2,354,189	146,145,982	4,687,162	13,558,856	467,399,631
1999	261,392,418	21,726,181	12,705,684	11,838,121	12,164,099	2,526,778	145,170,683	4,785,430	14,245,127	486,554,521
2000	277,833,279	23,010,824	13,017,615	11,593,504	12,257,775	2,669,780	167,138,876	5,161,798	16,382,310	529,065,761
2001	291,378,953	23,211,576	14,249,362	11,116,047	12,683,156	2,865,885	182,411,012	5,528,890	16,796,534	560,241,415
2002	310,912,963	24,631,495	12,054,469	10,828,974	13,302,392	2,888,626	165,118,018	6,116,065	16,609,215	562,462,217
2003	320,518,083	27,283,429	9,810,913	11,282,396	13,912,258	2,878,131	204,016,870	6,449,286	21,049,293	617,200,659

¹ SAWS payments and the Stormwater Drainage Fee payments to the City commenced in fiscal year 1993.

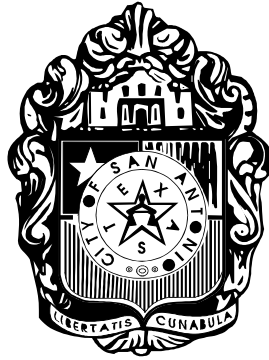
² Beginning in fiscal year 1997, Stormwater Drainage Fee is reported in the Stormwater Operations Special Revenue Fund at Gross Collected Amounts.

Expenditures for Selected Functions ¹**Table 19**

Fiscal Year Ended 9/30	General Government	Public Safety	Streets and Roadways	Health Services	Sanitation	Welfare	Culture and Recreation	Economic Development & Opportunity	Total
1994	\$ 36,862,536	\$ 206,389,581	\$ 8,347,017	\$ 9,494,977	\$ 2,572,816	\$ 7,250,532	\$ 33,342,495	\$ 3,898,488	\$ 308,158,442
1995	40,685,167	222,923,105	8,425,639	10,040,732	2,635,611	9,131,932	37,483,790	4,262,984	335,588,960
1996	42,529,874	237,255,653	8,918,131	10,573,920	2,773,727	9,171,600	41,489,469	4,561,839	357,274,213
1997	45,565,493	251,646,029	8,740,273	10,267,013	2,732,660	8,382,401	41,049,946	4,555,513	372,939,328
1998	44,617,078	267,566,794	9,162,860	10,753,132	2,780,539	10,232,506	42,809,012	4,783,117	392,705,038
1999	49,438,915	289,777,427	9,467,167	11,277,893	2,399,358	11,407,269	48,025,859	5,189,929	426,983,817
2000	55,180,174	305,859,236	9,909,813	12,299,792	2,600,995	12,857,131	52,938,397	5,864,158	457,509,696
2001	68,364,225	326,227,746	9,804,123	13,401,383	2,754,077	16,464,593	58,137,342	6,394,692	501,548,181
2002	56,154,675	350,755,902	10,179,816	13,933,748	2,653,746	16,991,511	59,454,085	7,330,135	517,453,618
2003	52,283,057	361,305,240	11,855,629	13,689,587	2,513,841	15,763,551	58,917,420	5,368,634	521,696,959

¹ Expenditures for selected functions do not include encumbrances.

CITY OF SAN ANTONIO, TEXAS



\$38,000,000 Airport System Improvement Revenue Bonds, Series 1996
\$17,795,000 Airport System Improvement Revenue Bonds, Series 2001
\$92,470,000 Airport System Revenue Improvement Bonds, Series 2002
**\$37,575,000 Passenger Facility Charge and Subordinate Lien Airport System
Revenue Improvement Bonds, Series 2002**
\$50,230,000 Airport System Forward Refunding Revenue Bonds, Series 2003
\$8,175,000 Airport System Revenue Refunding Bonds, Series 2003-A
\$3,255,000 Airport System Revenue Refunding Bonds, Series 2003-B (AMT)

March 31, 2004

AIRPORT SYSTEM IMPROVEMENT REVENUE BONDS

The following Tables 1 through 6 present historical operating performance of the Airport System, all of which have been prepared by the City's Aviation Department.

The total domestic and international enplaned passengers at the International Airport on a monthly basis, along with year to year percentage changes are as follows:

Total Domestic and International Enplaned Passengers

Table 1

Months	Calendar Year				
	1999	2000	2001	2002	2003
January	262,065	263,067	260,227	245,053	239,719
February	252,881	277,836	259,521	238,440	231,491
March	307,705	324,685	327,425	300,014	287,214
April	307,278	305,533	307,322	291,312	265,465
May	317,229	324,395	316,266	290,594	282,716
June	315,420	334,971	344,934	315,169	306,945
July	315,900	332,611	334,895	304,967	303,624
August	283,560	301,193	317,568	291,066	274,317
September	274,287	272,823	177,863	240,276	240,362
October	305,888	311,970	268,310	280,821	275,050
November	299,929	305,749	264,011	260,846	266,993
December	<u>295,928</u>	<u>292,261</u>	<u>266,533</u>	<u>290,588</u>	<u>276,845</u>
Total	<u>3,538,070</u>	<u>3,647,094</u>	<u>3,444,875</u>	<u>3,349,146</u>	<u>3,250,741</u>
% Increase (Decrease) over Prior 12-Month Period	0.93%	3.08%	(5.54)%	(2.78%)	(2.94%)

The total enplanements at the International Airport by airline for each of the last five calendar years are shown below:

Total Domestic and International Enplaned Passengers by Airline

Table 2

Airlines	Calendar Year									
	1999		2000		2001		2002		2003	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
American	596,783	16.87%	586,879	16.09%	519,526	15.08%	640,345	19.12%	613,909	18.89%
America West	75,944	2.15	89,309	2.45	97,496	2.83	103,268	3.08	100,043	3.08
Atlantic Southeast	4,553	0.13	8,721	0.24	22,204	0.64	67,356	2.01	87,325	2.69
Continental	446,633	12.62	451,472	12.38	428,752	12.45	382,170	11.41	392,193	12.06
Delta	560,836	15.85	575,371	15.78	523,606	15.20	465,539	13.90	346,026	10.64
Mexicana	60,391	1.71	66,165	1.81	63,803	1.85	61,161	1.83	58,734	1.81
Midwest ¹	16,590	0.47	29,791	0.82	32,221	0.96	25,359	.76	31,557	0.97
Northwest	101,158	2.85	122,712	3.37	130,064	3.78	128,592	3.84	166,843	5.13
Southwest	1,230,512	34.78	1,272,039	34.88	1,237,899	35.93	1,183,307	35.33	1,144,577	35.21
TWA ²	172,497	4.87	183,213	5.02	146,588	4.26	-0-	0.00	-0-	0.00
United	177,105	5.01	157,554	4.32	157,109	4.56	178,999	5.35	202,498	6.23
Other Carriers	<u>95,068</u>	<u>2.69</u>	<u>103,868</u>	<u>2.85</u>	<u>85,607</u>	<u>2.55</u>	<u>113,050</u>	<u>3.38</u>	<u>107,036</u>	<u>3.29</u>
Total	<u>3,538,070</u>	<u>100%</u>	<u>3,647,094</u>	<u>100%</u>	<u>3,444,875</u>	<u>100%</u>	<u>3,349,146</u>	<u>100%</u>	<u>3,250,741</u>	<u>100%</u>

¹ Midwest Airlines commenced service to San Antonio International Airport in May 1999.

² Prior to December 2001, enplanements by TWA were reported separately from American's enplanements at the Airport. TWA was re-branded as American Airlines and, accordingly, its enplanements are reported along with American beginning December 2001.

The total enplaned and deplaned international passengers at the International Airport are shown below:

Total Enplaned and Deplaned International Passengers

Table 3

Months	1999	2000	2001	2002	2003
January	16,412	15,420	16,675	11,629	11,595
February	12,677	14,653	13,638	9,427	8,319
March	17,497	18,345	17,985	14,254	12,551
April	18,695	17,658	17,549	12,975	11,165
May	18,365	18,250	17,679	16,661	13,702
June	23,524	26,462	27,755	23,691	19,266
July	27,566	34,862	32,674	31,299	24,907
August	23,310	28,218	26,257	26,359	18,062
September	15,343	12,966	9,819	11,886	7,895
October	16,713	16,287	10,204	12,668	8,104
November	19,976	19,217	13,948	14,479	10,292
December	19,319	21,187	15,169	15,946	13,718
Total	<u>229,397</u>	<u>243,525</u>	<u>219,352</u>	<u>201,274</u>	<u>159,576</u>
Percent (%) Increase (Decrease) over Prior 12-Month Period	(7.09%)	6.16%	(9.93%)	(8.24%)	(20.72%)

The historical aircraft landed weight at the International Airport in 1,000 pound units, by air carrier, in the designated calendar year is shown below. Landed weight is utilized in the computation of the Airport's landing fee.

Air Carrier Landed Weight (1,000 lbs.)

Table 4

Carriers	Calendar Year									
	1999		2000		2001		2002		2003	
	Weight	% of Total	Weight	% of Total	Weight	% of Total	Weight	% of Total	Weight	% of Total
Aerolitoral	21,467.5	0.37%	21,776.5	0.37%	27,611.0	0.50%	22,191.5	0.40%	14,140.1	0.26%
Aeromar	2,382.0	0.04	2,214.1	0.04	2,052.9	0.04	2,053.0	0.04	923.4	0.02
Airborne	61,929.2	1.07	63,876.1	1.09	61,782.0	1.11	64,935.0	1.17	80,811.0	1.50
Airtrain (Postal)	96,861.6	1.68	144,882.0	2.48	70,146.0	1.26	-0-	0.00	-0-	0.00
America West	119,204.6	2.06	114,560.4	1.96	118,004.1	2.13	118,245.5	2.13	100,240.1	1.86
American	747,691.1	12.94	738,546.5	12.65	701,031.8	12.64	888,804.2	15.99	815,759.0	15.13
American Intl.	25,960.0	0.45	-0-	0.00	-0-	0.00	-0-	0.00	-0-	0.00
Atlantic Southwest	10,046.0	0.17	16,615.8	0.28	31,396.0	0.57	81,498.0	1.47	114,037.4	2.12
Continental	609,663.5	10.55	612,198.0	10.49	586,343.5	10.57	517,604.5	9.31	516,932.8	9.59
Delta	879,945.0	15.23	881,200.0	15.09	781,215.1	14.09	660,873.0	11.89	481,513.0	8.93
DHL Airways	629.0	0.01	-0-	0.00	-0-	0.00	-0-	0.00	-0-	0.00
Emery Worldwide	8,348.0	0.14	4,590.0	0.08	9,085.0	0.16	158.0	0.00	-0-	0.00
Federal Express	199,980.3	3.46	162,273.7	2.78	197,643.2	3.56	341,189.9	6.14	384,251.4	7.13
Kitty Hawk	50,650.8	0.88	24,873.4	0.43	16,974.5	0.31	-0-	0.00	-0-	0.00
Mexicana	78,855.7	1.36	89,165.5	1.53	92,118.7	1.66	100,617.0	1.81	101,682.2	1.89
Midwest Express	37,106.8	0.64	56,035.2	0.96	61,599.3	1.11	54,753.7	0.98	67,588.3	1.25
Northwest	141,272.5	2.45	167,861.4	2.88	210,296.7	3.79	216,309.5	3.89	285,871.4	5.30
Southwest	1,742,196.0	30.15	1,775,430.0	30.41	1,750,858.0	31.57	1,810,797.0	32.57	1,739,146.0	32.26
Sun County	93,151.5	1.61	78,238.0	1.34	38,827.0	0.70	1,898.0	0.03	1,802.0	0.03
TWA	230,954.6	4.00	253,471.4	4.34	208,164.3	3.75	-0-	0.00	-0-	0.00
United	230,262.5	3.99	212,137.7	3.63	204,200.6	3.68	228,106.2	4.10	255,266.1	4.74
United Parcel	335,211.0	5.80	315,048.5	5.40	317,323.0	5.72	304,049.5	5.47	269,410.0	5.00
Other Carriers	54,637.5	0.95	103,191.0	1.77	59,888.4	1.08	144,934.4	2.61	161,607.1	3.00
	<u>5,778,406.7</u>	<u>100%</u>	<u>5,838,185.2</u>	<u>100%</u>	<u>5,546,561.1</u>	<u>100%</u>	<u>5,559,017.9</u>	<u>100%</u>	<u>5,390,981.3</u>	<u>100%</u>

Following is a summary of cargo activities at the International Airport:

Enplaned Air Cargo Weights (U.S. Tons)

Table 5

<u>Calendar Year</u>	<u>Mail</u>	<u>Freight</u>	<u>Total Cargo</u>	<u>Total % Change</u>
1999	17,909.40	46,504.40	64,413.80	----
2000	19,346.90	45,752.70	65,099.60	1.06
2001	13,054.10	34,868.60	47,922.70	(26.39)
2002	15,904.38	41,223.64	57,128.02	19.21
2003	18,344.89	39,651.30	57,996.19	1.52

Tables 6 and 7 reflect the historical performance of parking operations at the International Airport. The current parking rates at the International Airport are shown below:

Current Parking Rates

Table 6

<u>Hourly Parking Rate</u>		<u>Daily Maximum</u>			
<u>Time Utilized</u>	<u>Amount</u>	<u># Days</u>	<u>Shuttle</u>	<u>Long Term</u>	<u>Short Term</u>
0 – ½ hour or fraction thereof	\$0.00	1	\$ 4.50	\$ 8.00	\$ 18.00
½ – ½ hour or fraction thereof	1.00	2	9.00	16.00	36.00
1 – 1½ hour or fraction thereof	2.00	3	13.50	24.00	54.00
Each additional hour or fraction thereof	1.00	4	18.00	32.00	72.00
		5	22.50	40.00	90.00
		6	27.00	48.00	108.00
		7	31.50	56.00	126.00

The historical revenues and expenses of the parking system at the International Airport and parking revenues as a percentage of Gross and Net Revenues of the Airport System are shown below:

Airport Parking System Revenues

Table 7

	<u>Fiscal Year Ended September 30</u>				
	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>
Parking Revenues	\$ 8,408,007	\$10,918,771	\$10,955,229	\$10,400,762	\$10,692,453
Parking Expenses	(2,731,360)	(2,281,612)	(1,987,083)	(2,114,736)	(2,252,436)
Net Parking Revenues	<u>\$ 5,676,647</u>	<u>\$ 8,637,159</u>	<u>\$ 8,968,146</u>	<u>\$ 8,286,026</u>	<u>\$ 8,440,017</u>
Gross Parking Revenues as a % of Airport System Gross Revenues	22.05%	26.30%	25.52%	24.54%	24.34%
Net Parking Revenue as a % of Airport System Net Revenues	34.03%	43.32%	46.43%	41.26%	45.46%

Source: City of San Antonio, Finance Department

(The remainder of this page is intentionally left blank.)

The historical financial performance of the Airport System is shown in tables 8 and 9 and has been provided by the City's Finance Department.

A comparison of the major categories comprising Gross Revenues and Operation and Maintenance Expenses for the past five fiscal years is shown below.

Comparative Statement of Gross Revenues and Expenses

Table 8

	Fiscal Year Ended September 30				
	1999	2000	2001	2002	2003
Gross Revenues					
Airline Revenues					
Scheduled Carrier Landing Fees	\$ 4,243,910	\$ 4,578,600	\$ 4,616,794	\$ 4,581,380	\$ 4,389,814
Non-Scheduled Carrier Landing Fees	844,702	855,187	772,468	793,811	800,440
Terminal Building Rentals ¹	6,672,439	4,708,351	5,979,199	7,356,692	9,465,739
FIS Space Fees	645,956	746,321	759,139	629,994	546,374
Ramp Fees	318,263	373,148	376,250	366,875	377,813
Subtotal Airlines Revenues	<u>\$12,725,270</u>	<u>\$11,261,607</u>	<u>\$12,503,850</u>	<u>\$13,728,752</u>	<u>\$15,580,180</u>
Non-Airline Revenue					
Concession Contracts	\$ 9,555,402	\$10,634,466	\$10,398,409	\$10,002,454	\$10,512,091
Parking Fees	8,408,008	10,918,771	10,955,229	10,400,762	10,692,453
Property Leases	4,830,525	5,570,323	5,720,005	5,746,096	5,969,218
Stinson Airport	146,098	161,600	163,270	170,611	218,102
Interest Income	2,187,772	2,755,869	2,984,062	1,188,675	697,233
Misc. Revenues	275,109	220,445	203,969	1,140,304	261,410
Subtotal Non-Airline Revenues	<u>\$25,402,914</u>	<u>\$30,261,474</u>	<u>\$30,424,944</u>	<u>\$28,648,902</u>	<u>\$28,350,507</u>
Total Gross Revenues	<u>\$38,128,184</u>	<u>\$41,523,081</u>	<u>\$42,928,794</u>	<u>\$42,377,654</u>	<u>\$43,930,687</u>
Operating & Maintenance Expenses					
Airfield Area	\$ 1,156,876	\$ 1,255,749	\$ 1,357,513	\$ 1,384,797	\$1,462,907
Service Area	238,865	248,543	249,680	276,994	390,988
Terminal 2	1,650,253	1,767,493	1,626,325	1,896,570	2,246,782
Terminal 1	2,484,980	2,443,963	2,499,298	2,477,144	3,083,014
Fire & Rescue	2,512,318	2,601,357	2,620,549	2,279,735	2,916,359
Access	375,858	510,102	529,288	515,225	506,465
Central Plant	452,572	549,340	439,942	479,854	552,896
Commercial & Industrial	80,970	78,840	71,050	66,113	88,479
Other Buildings & Area	81,216	84,021	75,080	66,187	89,189
Parking	2,731,360	2,281,612	1,987,083	2,114,736	2,252,436
Stinson Airport	320,295	347,539	387,165	395,895	457,247
Administration	4,486,011	4,634,521	6,811,715	4,979,950	5,432,602
Maintenance Dir. & Control	934,141	921,533	972,242	1,021,655	1,046,729
Security	2,156,301	2,176,045	2,319,521	2,648,694	3,093,846
Operations	1,212,105	1,344,320	1,666,184	1,676,215	1,743,179
Ground Transportation	574,886	340,848	-0-	16,934	489
Total Operating & Maintenance Expenses	<u>\$21,449,007</u>	<u>\$21,585,826</u>	<u>\$23,612,635</u>	<u>\$22,296,698</u>	<u>\$25,363,607</u>
Net Revenues	<u>\$16,679,177</u>	<u>\$19,937,255</u>	<u>\$19,316,159</u>	<u>\$20,080,956</u>	<u>\$18,567,080</u>

¹ Each year, the Signatory Airlines are eligible to receive a credit against their terminal rents, in an amount equal to 50% of funds available in excess of the 25% debt service coverage requirement after the payment of all Operation and Maintenance Expenses, debt service requirements, and deposits to the bond funds.

The ratios of Gross Revenues and Net Revenues to the debt service requirements of the outstanding Parity Obligations for the past five fiscal years are shown below:

Historical Debt Service Coverages

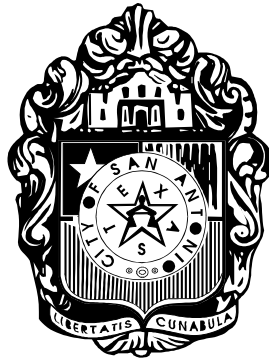
Table 9

	Fiscal Year Ended September 30				
	1999	2000	2001	2002	2003
Gross Revenues ¹	\$38,128,184	\$41,523,081	\$42,928,794	\$42,377,654	\$43,930,687
Airline Rental Credit	<u>3,510,267</u>	<u>6,175,754</u>	<u>5,209,037</u>	<u>4,468,199</u>	<u>2,612,609</u>
Adjusted Gross Revenues	41,638,451	47,698,835	48,137,831	46,845,853	\$46,543,296
Expenses	<u>(21,449,007)</u>	<u>(21,585,826)</u>	<u>(23,612,635)</u>	<u>(22,296,698)</u>	<u>(25,363,607)</u>
Net Income	<u>\$20,189,444</u>	<u>\$26,113,009</u>	<u>\$24,525,196</u>	<u>\$24,549,155</u>	<u>\$21,179,689</u>
Annual Debt Service Requirements	\$11,957,544	\$11,965,869	\$11,960,544	\$13,441,791	15,659,812
Adjusted Gross Revenue Debt Service Coverage	3.48x	3.99x	4.02x	3.49x	2.97x
Net Revenue Debt Service Coverage	1.69x	2.18x	2.05x	1.83x	1.35x

¹ As reported in the City of San Antonio's audited financial statements.

(The remainder of this page is intentionally left blank.)

CITY OF SAN ANTONIO, TEXAS



**\$182,012,480.60 Hotel Occupancy Tax Revenue Bonds,
Series 1996**

(Henry B. Gonzalez Convention Center Expansion Project)

March 31, 2004

HOTEL OCCUPANCY TAX REVENUE BONDS

Expansion Hotel Occupancy Tax Revenues – 2% Collection Rate

Table 1

Months	Fiscal Year Ended September 30				
	1999	2000	2001	2002	2003
October	\$ 649,918	\$ 749,851	\$ 680,509	\$ 453,164	\$ 573,848
November	884,957	637,637	798,201	796,313	817,218
December	466,882	678,396	695,830	583,761	612,502
January	458,106	682,194	717,884	629,571	591,602
February	618,464	534,405	504,621	521,747	539,972
March	830,493	913,055	847,657	929,206	774,913
April	1,170,597	1,142,178	1,347,855	1,354,203	1,193,058
May	870,752	1,074,220	1,009,621	1,114,500	1,050,796
June	784,054	860,398	817,572	950,074	889,456
July	799,138	872,451	958,356	939,963	951,731
August	851,427	949,432	969,876	951,707	1,053,012
September	542,008	706,927	887,969	777,459	870,407
	<u>\$ 8,926,796</u>	<u>\$ 9,801,144</u>	<u>\$ 10,235,951</u>	<u>\$ 10,001,668</u>	<u>\$ 9,918,515</u>

Source: City of San Antonio, Department of Finance

(The remainder of this page is intentionally left blank.)

General Municipal Hotel Occupancy Tax Revenues ¹**Table 2**

Fiscal Year Ended 9/30	Total Revenue	Tax Rate ¹	% Change Between Years ²
1975	\$ 870,546	3%	--
1976	1,057,221	3%	21.44%
1977	1,131,117	3%	6.99%
1978	1,861,673	4%	23.44%
1979	2,250,840	4%	20.90%
1980	2,924,985	4%	29.95%
1981	3,873,596	4%	32.43%
1982	4,446,054	4%	14.78%
1983	4,461,303	4%	0.34%
1984	7,541,146	6%	12.69%
1985	8,827,764	6%	17.06%
1986	8,594,295	6%	(2.64%)
1987	10,245,610	7%	2.18%
1988	12,102,399	7%	18.12%
1989	14,486,352	7%	19.70%
1990	16,145,200	7%	11.45%
1991	16,774,313	7%	3.90%
1992	18,572,317	7%	10.72%
1993	22,064,501	7%	18.80%
1994 ¹	22,661,797	7%	2.71%
1995 ¹	24,240,718	7%	6.97%
1996 ¹	26,609,765	7%	9.77%
1997 ¹	27,086,920	7%	1.79%
1998 ¹	30,526,702	7%	12.70%
1999 ¹	31,242,677	7%	2.35%
2000 ¹	34,303,480	7%	9.80%
2001 ¹	35,828,098	7%	4.44%
2002 ¹	35,005,834	7%	(2.30%)
2003 ¹	34,714,762	7%	(0.83%)
Average Annual Rate of Increase			11.06%

¹ The General Hotel Occupancy Tax of 7% does not include the 2% Expansion Hotel Occupancy Tax (see Table 1). Three quarters or 5.25% of the 7% General Hotel Occupancy Tax has been pledged to the payment of the Bonds (see Table 6). The total hotel occupancy tax collected in San Antonio for all entities is 16.75%, 9% is the City's Municipal Hotel Occupancy Tax, 1.75% is the Bexar County's Hotel Occupancy Tax, and the remaining 6% is imposed by and payable to the State of Texas.

² Adjusted for changes in tax rate to show true growth based on single tax rate.

Source: City of San Antonio, Department of Finance.

(The remainder of this page is intentionally left blank.)

Municipal Hotel Occupancy Tax Top Ten Hotels ¹
Table 3

	Fiscal Year Ended September 30									
	1999		2000		2001		2002		2003	
	Rooms	Total Tax Paid ²	Rooms	Total Tax Paid ²	Rooms	Total Tax Paid ²	Rooms	Total Tax Paid ²	Rooms	Total Tax Paid ²
Marriott Rivercenter*	1,000	\$ 3,926,167	1,000	\$ 3,965,005	1,000	\$ 4,044,415	1,000	\$ 3,979,724	1,000	\$4,174,290
Hyatt Regency *	633	2,188,298	633	2,236,899	633	2,184,608	633	2,067,109	633	2,099,108
Marriott Riverwalk*	502	2,025,571	502	2,003,212	502	2,089,017	502	1,914,048	502	2,081,821
Hyatt Hill Country Resort**	500	2,272,771	500	2,237,960	500	2,261,223	500	2,243,619	500	1,830,858
Westin Riverwalk*	N/A	N/A	474	1,174,857	474	1,595,330	474	1,589,857	474	1,660,244
Hilton Palacio Del Rio*	481	1,528,232	481	1,686,032	481	1,747,272	481	1,742,380	481	1,634,833
Westin La Cantera Resort***	N/A	N/A	508	1,540,990	508	1,603,559	508	1,667,829	508	1,486,361
La Mansion Del Rio*	337	1,252,607	337	1,243,121	337	1,276,047	337	1,330,527	337	1,351,560
Adam's Mark*	410	962,043	410	955,516	410	952,689	410	915,353	410	772,270
Holiday Inn Riverwalk*	313	817,709	N/A	N/A	N/A	N/A	N/A	N/A	313	758,148
Marriot Plaza San Antonio*	250	793,497	250	836,495	N/A	N/A	N/A	N/A	N/A	N/A
Menger*	313	788,122	N/A	N/A	313	818,497	313	811,615	N/A	N/A
Totals	4,739	\$ 16,555,017	5,095	\$ 17,880,087	5,158	\$ 18,572,657	5,158	\$ 18,262,061	5,158	\$17,849,493

* These hotels are within walking distance of the Henry B. Gonzalez Convention Center.

** This hotel is near SeaWorld San Antonio Adventure Park.

*** These hotels are near the Six Flags Fiesta Texas Amusement Park.

¹ Represents approximately 17.83% of total rooms available in the City and approximately 39.99% of the City's Hotel Occupancy Tax Receipts for fiscal year 2003.

² Municipal Hotel Occupancy Taxes are less a 1% discount for payment by the 20th of the following month and include any late charges.

Source: City of San Antonio, Department of Finance.

San Antonio Hotel Occupancies and Average Daily Rates/History¹**Table 4**

<u>Calendar Year</u>	<u>Room Count</u>	<u>Increase/ Decrease</u>	<u>Average Daily Room Rate</u>	<u>Increase/ Decrease</u>	<u>Hotel Occupancy</u>	<u>Increase/ Decrease</u>
1994	20,178	---	\$79.39	---	71.6%	---
1995	21,796	8.0%	\$80.83	1.8%	68.2%	(4.7%)
1996	23,661	8.6%	\$82.53	2.1%	66.3%	(2.8%)
1997	24,949	5.4%	\$85.63	3.8%	64.5%	(2.7%)
1998	25,664	2.9%	\$88.27	3.1%	66.1%	2.5%
1999	26,940	5.0%	\$89.01	0.8%	65.2%	(1.4%)
2000	27,562	2.3%	\$93.11	4.6%	65.5%	0.5%
2001	27,554	0.0%	\$93.84	0.8%	63.1%	(3.7%)
2002	28,443	3.2%	\$94.84	1.1%	64.4%	2.1%
2003	28,926	1.7%	\$92.11	(2.9%)	64.6%	0.3%

¹ During fiscal year 2004, the City changed its methodology for compiling its convention and hotel related statistics. In addition, the City also began using hotel statistics reported by Smith Travel Research (STR). STR is the lodging industry's leading information and data provider and maintains the most comprehensive database of hotel performance information. Information is based on hotels in San Antonio.

(The remainder of this page is intentionally left blank.)

San Antonio is one of the top convention cities in the country, and the recent expansion of the Henry B. Gonzalez Convention Center has enabled the area to compete for more and bigger conventions. The City is proactive in attracting convention business through its management practices and marketing efforts. The following table shows both overall city performance as well as convention activity booked by the San Antonio Convention & Visitors Bureau for the years indicated:

Convention Statistics

Table 5

Calendar Year	Room Nights Sold ¹	Number of Conventions ²	Convention Attendance ²	Convention Room Nights ²	Convention Delegate Expenditures (\$ Millions) ^{2,3}
1994	5,164,219	529	384,307	665,805	\$314.7
1995	5,255,310	552	400,751	744,954	\$328.1
1996	5,569,917	596	486,383	725,395	\$398.3
1997	5,747,771	542	417,492	670,039	\$341.9
1998	6,093,945	559	445,151	724,882	\$401.0
1999	6,219,742	553	406,539	678,014	\$366.2
2000	6,495,654	583	389,448	696,215	\$350.8
2001	6,361,879	541	419,970	712,189	\$378.3
2002	6,609,110	714	521,278	826,566	\$469.6
2003	6,794,915	684	424,951	709,081	\$382.8

¹ Source: Smith Travel Research, based on hotels in San Antonio.

² Reflects only those conventions booked by the Convention and Visitors Bureau.

³ For the years of 1994 through 1997, the estimated dollar value is calculated in accordance with a 1993 Deloitte & Touche LLP study for the International Association of Convention and Visitor Bureaus ("IACVB") which reflected the average expenditure of \$818.82 per convention and trade show delegate. Beginning in 1998, the estimated dollar value is calculated in accordance with the 1998 IACVB Foundation Convention Income Survey Report conducted by Deloitte & Touche LLP which reflected the average expenditure of \$900.89 per convention and trade show delegate.

Source: City of San Antonio, Convention and Visitors Bureau.

(The remainder of this page is intentionally left blank.)

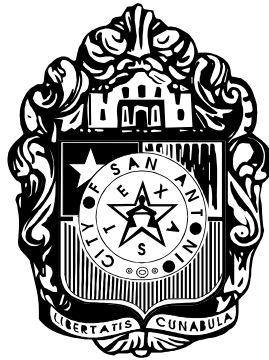
Fiscal Year Ending 9/30	Series 1996 Bonds	Series 1996B Refunding Bonds ¹	Total
2004	\$11,443,300.00	\$372,200.00	\$11,815,500.00
2005	12,036,835.00	394,445.00	12,431,280.00
2006	12,601,085.00	394,010.00	12,995,095.00
2007	13,195,785.00	392,235.00	13,588,020.00
2008	13,817,772.50	384,120.00	14,201,892.50
2009	14,475,037.50		14,475,037.50
2010	15,163,657.50		15,163,657.50
2011	15,886,732.50		15,886,732.50
2012	16,646,732.50		16,646,732.50
2013	16,996,732.50		16,996,732.50
2014	16,996,732.50		16,996,732.50
2015	16,996,732.50		16,996,732.50
2016	16,996,732.50		16,996,732.50
2017	16,996,732.50		16,996,732.50
2018	16,996,732.50		16,996,732.50
2019	16,998,907.50		16,998,907.50
2020	16,996,870.00		16,996,870.00
2021	16,999,660.00		16,999,660.00
2022	16,999,830.00		16,999,830.00
2023	16,995,385.00		16,995,385.00
2024	16,999,330.00		16,999,330.00
2025	16,998,815.00		16,998,815.00
2026	16,996,560.00		16,996,560.00

¹ A portion of the proceeds from the \$6,030,000 Taxable General Improvement Refunding Bonds, Series 1996B were utilized to purchase direct obligations of the United States of America that were deposited into an irrevocable escrow fund. These escrowed securities are scheduled to mature on such dates that when added to interest earned on such securities is fully sufficient to make timely payment on the refunded Series 1988 Certificates. The refunded certificates include certificates scheduled to mature on August 1, 1999 through August 1, 2008. A portion of the Series 1996B refunding bonds debt service has been allocated as shown above. The Series 1996B refunding bonds are secured by a pledge of ad valorem taxes. The 1% General Hotel Occupancy Tax has not been pledged to the Series 1996B refunding bonds, however, hotel occupancy tax collections may be used to pay debt service requirements as shown above.

Source: City of San Antonio, Department of Finance.

(The remainder of this page is intentionally left blank.)

CITY OF SAN ANTONIO, TEXAS



\$24,845,000 Parking System Revenue Bonds, Series 2000

March 31, 2004

PARKING SYSTEM REVENUE BONDS

Shown below are the City's existing and proposed City-owned parking facilities, exclusive of 1,902 on-street parking meters and 3,383 leased surface lot spaces, and the approximate date in which they were put into service.

Existing and Proposed City-Owned Garages and Surface Lots

Table 1

Facility	Date Completed or to be Completed	Current & Proposed Spaces	Cost or Value*
GARAGES:			
Marina	1967	465	\$ 1,128,071
RiverBend	1981	800	5,729,864
HemisFair ¹	1987	744	9,437,249
Mid-City	1992	910	1,821,573
Library	1995	428	1,656,014
St. Mary's Street	2002	704	13,102,884
Convention Center ²	TBD	800	9,613,000
Total		<u>4,851</u>	<u>\$42,488,655</u>
SURFACE LOTS:			
Non-Metered:			
Dolorosa Street	1965	173	\$ 1,384,000
Houston/Cameron Streets	1973	35	280,000
Continental Street	1983	89	712,000
Center Street	1992	148	1,184,000
Market Square	1993	177	1,416,000
Municipal Courts ³	1997	155	1,240,000
Cattleman's Square	1997	223	1,784,000
Total		<u>1,000</u>	<u>\$ 8,000,000</u>
Metered:			
Rosy @ Salinas	1989	47	\$ 376,000
San Antonio College	1989	117	936,000
San Fernando	1989	58	464,000
Total		<u>222</u>	<u>\$ 1,776,000</u>
Grand Total		<u>6,073</u>	<u>\$52,264,655</u>

* The value of the garages is shown as the acquisition or cost of construction. Surface lots are valued at \$25 per square foot with each space being approximately 320 square feet.

¹ The HemisFair Garage will continue operations until further notice.

² The Convention Center Garage is dependent on the completion of the Convention Center Hotel.

³ The City's Parking Division uses the lot only for Fiesta and special events.

(The remainder of this page is intentionally left blank.)

Parking Rates

Table 2

<u>Facility</u>	<u>Monthly Rate</u>		<u>Daily Rate</u>	<u>Event Rate</u>
	<u>Commercial</u>	<u>Residential</u>		
Mid-City Garage	\$77.00/87.00 ¹	\$45.00	\$6.00	\$7.00
RiverBend Garage	77.00	45.00	6.00	7.00
St. Mary's Street Garage	70.00	45.00	6.00	6.00
Marina Garage	55.00	45.00	6.00	8.00
HemisFair Garage	45.00	N/A	6.00	8.00
Dolorosa Street Lot	40.00	N/A	5.00	5.00
Market Square Lot	40.00	N/A	5.00	5.00
Continental Lot	31.50	N/A	5.00	5.00
Cattleman's Square Lot	30.00	N/A	5.00	5.00
Library Garage	30.00	N/A	4.00	4.00
I-35 Lots	25.00	N/A	1.50	5.00
Center Street	N/A	N/A	N/A	5.00
Houston/Cameron Streets Lot ²	N/A	N/A	N/A	N/A

¹ \$87.00 is for basement only.

² City employees only.

Hourly Parking Rates

<u>Parking Period</u>	<u>Mid-City Garage</u>	<u>RiverBend Garage</u>	<u>St. Mary's Street Garage</u>	<u>Marina Garage</u>	<u>HemisFair Garage</u>	<u>Dolorosa & Continental Lots</u>	<u>Library Garage</u>	<u>Market Square Lot</u>	<u>Cattleman's Square Lot</u>
One half hour	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$0.75	\$0.50	N/A
31 minutes - 1 hour	2.00	2.00	2.00	2.00	2.00	2.00	1.25	1.00	\$1.00
1 hour - 1-1/2 hours	3.00	3.00	3.00	3.00	3.00	3.00	2.00	1.75	N/A
1-1/2 hours - 2 hours	4.00	4.00	4.00	4.00	4.00	4.00	2.75	2.50	2.00
2 hours - 2-1/2 hours	5.00	5.00	5.00	5.00	5.00	5.00	3.50	3.25	N/A
2-1/2 hours to 3 hours	6.00	6.00	6.00	6.00	6.00	5.00	4.00	4.00	3.00
3 hours - 3-1/2 hours	6.00	6.00	6.00	6.00	6.00	5.00	4.00	5.00	N/A
3-1/2 hours - 24 hours	6.00	6.00	6.00	6.00	6.00	5.00	4.00	5.00	5.00
Lost Ticket	12.00	12.00	12.00	12.00	12.00	10.50	8.00	10.50	N/A

Historical Gross Revenues**Table 3**

<u>Fiscal Year Ended 9/30</u>	<u>Gross Revenues</u> ¹
1986	\$ 2,693,963
1987	2,680,585
1988	3,873,499
1989	3,948,120 ²
1990	3,856,448
1991	4,108,653
1992	4,605,292
1993	5,261,802
1994	5,513,102
1995	6,887,653
1996	7,487,370
1997	7,433,905
1998	7,436,475
1999	8,117,505
2000	8,025,849
2001	8,708,206
2002	8,469,028
2003	8,995,893

¹ Includes leased spaces.

² For fiscal year 1989, the gross revenues reflect the loss of revenue from 471 spaces razed at HemisFair Garage with 9,889 spaces remaining.

Historical Pro-Forma Coverage**Table 4**

Gross Parking System at Fiscal Year Ended 9/30/03	\$ 8,995,893
Maximum Annual Debt Service of the Bonds	\$ 2,265,375
Debt Service Coverage	3.97 Times

(The remainder of this page is intentionally left blank.)

Historical and Projected Parking System Operating Cashflow**Table 5**

Historical	Fiscal Year Ended September 30				
	1999	2000	2001	2002	2003
Gross Operating Revenues	\$ 7,522,794	\$ 7,299,401	\$ 7,984,457	\$ 7,974,851	\$ 8,451,572
Gross Non-Operating Revenues	<u>594,711</u>	<u>726,448</u>	<u>723,749</u>	<u>494,177</u>	<u>544,321</u>
Total Gross Revenue Available for Debt Service	<u>\$ 8,117,505</u>	<u>\$ 8,025,849</u>	<u>\$ 8,708,206</u>	<u>\$ 8,469,028</u>	<u>\$ 8,995,893</u>
The Bonds Debt Service Requirement	\$ 0	\$ 394,990	\$ 1,367,273	\$ 1,367,273	\$ 1,367,273
The Bonds Debt Service Coverage	N/A	20.32x	6.37x	6.19x	6.58x
Operations & Maintenance Expenses	<u>\$ 5,574,755</u>	<u>\$ 5,769,570</u>	<u>\$ 5,501,504</u>	<u>\$ 5,885,841</u>	<u>\$ 5,944,106</u>
Revenues Available for Other Obligations	<u>\$ 2,542,750</u>	<u>\$ 1,861,289</u>	<u>\$ 1,839,429</u>	<u>\$ 1,215,914</u>	<u>\$ 1,684,514</u>
Projected	Fiscal Year End September 30				
	2004	2005	2006	2007	2008
Gross Operating Revenues	\$ 8,600,063	\$ 8,585,663	\$ 8,585,663	\$ 8,585,663	\$ 8,585,663
Gross Non-Operating Revenues	<u>516,907</u>	<u>565,893</u>	<u>572,153</u>	<u>569,931</u>	<u>560,615</u>
Total Gross Revenue Available for Debt Service	<u>\$ 9,116,970</u>	<u>\$ 9,151,556</u>	<u>\$ 9,157,816</u>	<u>\$ 9,155,594</u>	<u>\$ 9,146,278</u>
The Bonds Debt Service Requirement	\$ 1,767,273	\$ 1,797,273	\$ 1,924,773	\$ 1,914,773	\$ 1,923,773
The Bonds Debt Service Coverage	5.16x	5.09x	4.76x	4.78x	4.75x
Operations & Maintenance Expenses	<u>\$ 5,983,837</u>	<u>\$ 6,133,433</u>	<u>\$ 6,286,769</u>	<u>\$ 6,443,938</u>	<u>\$ 6,605,037</u>
Revenues Available for Other Obligations	<u>\$ 1,365,860</u>	<u>\$ 1,220,850</u>	<u>\$ 946,275</u>	<u>\$ 796,883</u>	<u>\$ 617,468</u>

(The remainder of this page is intentionally left blank.)

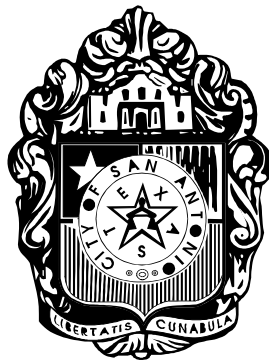
Debt Service Schedule
Table 6

Fiscal Ending 9/30	Parking System Revenue Bonds, Series 2000		Taxable General Improvement Refunding Bonds, Series 2004 ¹		General Obligation Debt Service Adjustment	Combined Debt Service
	Principal	Interest	Principal	Interest		
2004	\$ 400,000	\$ 1,367,272.50	\$ 0	\$ 187,798.96	\$ 1,259,029.75	\$ 3,214,101.21
2005	450,000	1,347,272.50	1,130,000	442,807.50	(133,389.50)	3,236,690.50
2006	600,000	1,324,772.50	1,330,000	422,428.75	(236,544.50)	3,440,656.75
2007	620,000	1,294,772.50	1,100,000	396,897.50	165,369.25	3,577,039.25
2008	660,000	1,263,772.50	1,130,000	368,015.00	130,574.00	3,552,361.50
2009	850,000	1,230,442.50	1,100,000	334,595.00	26,290.00	3,541,327.50
2010	350,000	1,187,092.50	700,000	304,570.00	1,030,677.50	3,572,340.00
2011	575,000	1,169,067.50	800,000	276,345.00	768,340.00	3,588,752.50
2012	1,110,000	1,139,455.00	1,175,000	236,457.50	(187,105.00)	3,473,807.50
2013	1,170,000	1,081,735.00	1,300,000	184,745.00	(336,193.75)	3,400,286.25
2014	1,230,000	1,020,310.00	1,480,000	124,560.00	(644,212.50)	3,210,657.50
2015	1,300,000	952,660.00	1,000,000	69,250.00	(121,431.25)	3,200,478.75
2016	1,370,000	881,160.00	1,000,000	23,250.00	(161,175.00)	3,113,235.00
2017	1,445,000	805,810.00			(130,037.50)	2,120,772.50
2018	1,535,000	726,335.00			(129,575.00)	2,131,760.00
2019	1,625,000	640,375.00			(109,400.00)	2,155,975.00
2020	1,700,000	548,562.50			(95,000.00)	2,153,562.50
2021	1,800,000	451,662.50			(91,000.00)	2,160,662.50
2022	1,900,000	348,162.50			(96,750.00)	2,151,412.50
2023	2,020,000	238,912.50			(92,250.00)	2,166,662.50
2024	2,135,000	122,762.50				2,257,762.50
	<u>\$24,845,000</u>	<u>\$19,142,367.50</u>	<u>\$13,245,000</u>	<u>\$3,371,720.21</u>	<u>\$ 816,216.50</u>	<u>\$61,420,304.21</u>

¹ Delivery of the Taxable General Improvement Refunding Bonds, Series 2004 is anticipated to occur on April 13, 2004.

(The remainder of this page is intentionally left blank.)

CITY OF SAN ANTONIO, TEXAS



**\$44,150,000 Municipal Drainage Utility System
Revenue Bonds, Series 2003**

March 31, 2004

MUNICIPAL DRAINAGE UTILITY SYSTEM REVENUE BONDS

The System's operating revenues and expenditures are shown below for the past five years.

Condensed Statement of Operations

Table 1

	Fiscal Year Ending September 30				
	2003	2002	2001	2000	1999
Revenues:					
Stormwater Drainage Service Fee	\$21,049,294	\$16,609,215	\$16,796,535	\$16,382,310	\$14,245,127
Fee In Lieu of Detention Pond	3,709,324	3,077,663	3,838,921	3,710,866	2,695,154
Miscellaneous	3,609	697,758	5,116	821	0
Interest Income	170,755	200,043	456,175	252,884	186,320
Transfers from Other Funds	128,549	86,875	58,253	290,158	35,443
Total Revenues	<u>\$25,061,531</u>	<u>\$20,671,554</u>	<u>\$21,155,000</u>	<u>\$20,637,039</u>	<u>\$17,162,044</u>
Less: Fee In Lieu of Detention Pond Revenues ⁽¹⁾	<u>(3,871,345)</u>	<u>(3,273,726)</u>	<u>(4,248,473)</u>	<u>(3,902,738)</u>	<u>(2,748,382)</u>
Total Stormwater Revenues Available for Debt Service Requirements	\$21,190,186	\$17,397,828	\$16,906,527	\$16,734,301	\$14,413,662
Expenditures:					
Drainage Improvement	\$16,690,112	\$16,494,630	\$15,347,661	\$15,471,405	\$14,524,265
Maintenance ⁽²⁾	591,255	517,124	176,695	156,289	151,803
Transfers to Other Funds	3,107,674	898,833	3,698,659	2,586,517	1,785,126
Total Expenditures	<u>\$20,389,041</u>	<u>\$17,910,587</u>	<u>\$19,223,015</u>	<u>\$18,214,211</u>	<u>\$16,461,194</u>
Less: Fee In Lieu of Detention Pond Expenditures	<u>(868,739)</u>	<u>(622,124)</u>	<u>(1,153,134)</u>	<u>(240,737)</u>	<u>(651,803)</u>
Total Stormwater Expenditures	\$19,520,302	\$17,288,463	\$18,069,881	\$17,973,474	\$15,809,391
Excess of Stormwater Revenues over Expenditures	\$ 1,669,884	\$ 109,365	(\$1,163,354)	(\$1,239,173)	(\$1,395,729)
Fund Balance at Beginning of Year	\$13,310,772	\$10,577,211	\$ 8,981,839	\$ 7,649,066	\$ 7,973,804
Less: Fee In Lieu of Detention Pond Fund Balance at Beginning of Year	(12,224,422)	(9,600,226)	(6,504,887)	(2,842,886)	(748,301)
Less: Capital Expenditures	(261,421)	(27,406)	(336,613)	(1,090,055)	(1,025,588)
Plus: Fee In Lieu of Detention Pond Capital Expenditures	<u>0</u>	<u>27,406</u>	<u>0</u>	<u>0</u>	<u>1,994</u>
Stormwater Fund Balance at End of Year	<u>\$ 2,494,813</u>	<u>\$ 1,086,350</u>	<u>\$ 976,985</u>	<u>\$ 2,476,952</u>	<u>\$ 4,806,180</u>

⁽¹⁾ Includes Fee in Lieu of Detention Pond, along with interest and other miscellaneous income related thereto.

⁽²⁾ Includes transfers to SAWS for collection of the Stormwater Drainage Service Fee and to pay the costs of certain designated projects (see "THE SYSTEM - Background").

The ratios of total revenues to the average annual and maximum annual debt service requirements for the System are shown below:

Coverage and Fund Balances

Table 2

Fiscal Year 2003 Total Revenues Available for Debt Service Requirements	\$21,190,186
Average Annual Debt Service Requirements	\$ 2,972,459
Coverage of Annual Average Debt Service Requirements	7.13x
Maximum Annual Debt Service Requirements for Fiscal Year 2005	\$ 2,974,850
Coverage of Maximum Debt Service Requirements	7.12x

A comparison of the revenues and expenditures for the past five Fiscal Years and the projections for the subsequent five years is shown below.

Historical and Projected System Operating Cashflow

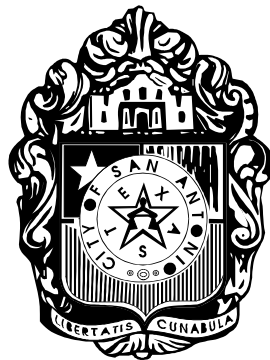
Table 3

<i>Historical</i> ¹	2003	2002	2001	2000	1999
Stormwater Revenues:					
Gross Operating Revenues	\$21,049,294	\$16,609,215	\$16,796,535	\$16,382,310	\$14,245,127
Gross Non-Operating Revenues	<u>140,892</u>	<u>788,613</u>	<u>109,992</u>	<u>351,991</u>	<u>168,535</u>
Total Stormwater Revenues					
Available for Debt Service	<u>\$21,190,186</u>	<u>\$17,397,828</u>	<u>\$16,906,527</u>	<u>\$16,734,301</u>	<u>\$14,413,662</u>
Annual Debt Service Requirements	\$ 487,297				
Coverage of Annual Debt Service Requirements	N/A				
 <i>Projected</i> ¹	 2004	 2005	 2006	 2007	 2008
Stormwater Revenues:					
Gross Operating Revenues	\$22,090,613	\$22,229,506	\$22,340,654	\$22,452,357	\$22,564,619
Gross Non-Operating Revenues	<u>7,630</u>	<u>7,530</u>	<u>7,530</u>	<u>7,530</u>	<u>7,530</u>
Total Stormwater Revenues					
Available for Debt Service	<u>\$22,098,243</u>	<u>\$22,237,036</u>	<u>\$22,348,184</u>	<u>\$22,459,887</u>	<u>\$22,572,149</u>
Annual Debt Service Requirements	\$ 2,973,838	\$ 2,974,850	\$ 2,971,963	\$ 2,972,763	\$2,974,113
Coverage of Annual Debt Service Requirements	7.43x	7.48x	7.52x	7.56x	7.59x

¹ Numbers are at Fiscal Years ending September 30.

(The remainder of this page is intentionally left blank.)

CITY OF SAN ANTONIO, TEXAS



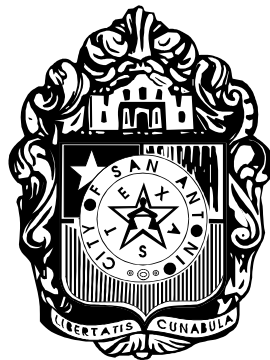
**\$14,465,000 Municipal Facilities Corporation,
Lease Revenue Bonds, Series 2001**

March 31, 2004

\$14,465,000 Municipal Facilities Corporation, Lease Revenue Bonds, Series 2001

Please refer to General Obligation Tables 1A, 1B, 7, 16, and 17 on pages 1, 2, 8, 11, and 12 respectively for disclosure requirements related to this issuance.

CITY OF SAN ANTONIO, TEXAS



**\$24,685,000 Starbright Industrial Development Corporation
Contract Revenue Bonds, Series 2003
(Taxable) (Starbright Project)**

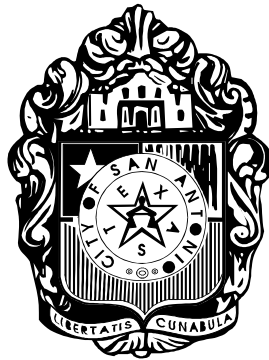
March 31, 2004

Historical Revenues and Benefits Received by City from City's Electric And Gas Systems**Table 2**

	Fiscal Years Ended September 30*				
	1999	2000	2001	2002	2003
Gross Benefits form CPS:	\$ 145,170,683	\$ 167,138,876	\$ 182,411,012	\$ 165,118,018	\$ 204,016,870
Less charges for furnishing gas and electricity to City:	<u>(17,770,559)</u>	<u>(19,635,102)</u>	<u>(20,355,060)</u>	<u>(19,797,261)</u>	<u>(23,754,739)</u>
Net Cash:	<u>\$ 127,400,124</u>	<u>\$ 147,503,774</u>	<u>\$ 162,055,952</u>	<u>\$ 145,320,757</u>	<u>\$ 180,262,131</u>

* Note: The information shown in Table 2 lists the revenues and benefits received by the City from CPS during the respective fiscal years of the City (ending on September 30 of each of such years).

CITY OF SAN ANTONIO, TEXAS



**Obligations Defeased During
April 1, 2003 – March 31, 2004**

Appendix 1

NOTICE OF REDEMPTION

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the *City*), acting through its City Council (the *Council*), has called for redemption the following outstanding obligations:

“City of San Antonio, Texas General Improvement and Refunding Bonds, Series 1996A” (the *Bonds*), dated November 15, 1996, bearing interest, and stated to mature on August 1 in each year as follows:

CUSIP No.*	Stated Maturity	Principal Amount(\$)	Interest Rate (%)
796236 E7 8	2009	1,615,000 (partial)	5.000
796236 E8 6	2010	1,710,000 (partial)	5.200
796236 E9 4	2011	3,965,000 (partial)	5.000
796236 F2 8	2012	4,190,000 (partial)	5.400
796236 F3 6	2013	4,445,000 (partial)	5.450
796236 F4 4	2014	4,750,000 (partial)	5.400
796236 F5 1	2016	1,030,000 (partial)	5.000

THE FIRST DAY OF AUGUST, 2006 (the *Redemption Date*) is the date fixed for redemption of the Bonds as authorized by the ordinance authorizing the issuance of the Bonds and as directed by the Council pursuant to an ordinance adopted on June 19, 2003. You are hereby notified that the Bonds should be presented for redemption on or before the Redemption Date and that interest shall cease to accrue from and after that date, and that on such date there shall become due and payable on each of the Bonds the redemption price equal to the principal amount thereof, without premium, plus unpaid accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that the Bonds will be payable at and should be submitted either in person or by certified or registered mail to JPMorgan Chase Bank (as successor in interest to Texas Commerce Bank National Association, San Antonio, Texas) at the following address:

JPMorgan Chase Bank
Attn: Registered Bond Processing
1201 Main Street, 18th Floor
Dallas, Texas 75202

In compliance with section 1441 of the Internal Revenue Code and the attendant regulations, the redeeming institution is required to withhold 30% of the principal amount of the bonds being redeemed unless it is provided with a Form W-9 certifying the holders social security number or federal employer tax identification number, a Form W-8 Withholding Certificate establishing a lower rate of withholding, or other documentation acceptable to the redeeming institution and the Internal Revenue Service.

THIS NOTICE is issued and given pursuant to the option of redemption reserved to the City in the proceedings authorizing the issuance of the Bonds.

WITNESS MY OFFICIAL SIGNATURE this 19th day of June, 2003.

CITY OF SAN ANTONIO, TEXAS

/s/ Yolanda Ledesma
Acting City Clerk

*The CUSIP number is included solely for the convenience of the Bondholders. Neither the City, the Escrow Agent, Co-Bond Counsel, nor the Paying Agent/Registrar shall be responsible for the selection or the use of the CUSIP number, nor is any representation made as to its correctness on the Bonds or as indicated in any redemption notice.

NOTICE OF REDEMPTION

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the *City*), acting through its City Council (the *Council*), has called for redemption the following outstanding obligations:

“City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1996A” (the *Certificates*), dated November 15, 1996, bearing interest, and stated to mature on August 1 in each year as follows:

CUSIP No.*	Stated Maturity	Principal Amount(\$)	Interest Rate (%)
796236 HS 9	2007	610,000	4.900
796236 HT 7	2008	640,000	5.000
796236 HU 4	2009	670,000	5.100
796236 HV 2	2010	705,000	5.200
796236 HW 0	2011	740,000	5.250
796236 HX 8	2012	780,000	5.300
796236 HY 6	2013	820,000	5.350
796236 HZ 3	2014	865,000	5.375
796236 JB 4	2016	1,870,000	5.250

THE FIRST DAY OF AUGUST, 2006 (the *Redemption Date*) is the date fixed for redemption of the Certificates as authorized by the ordinance authorizing the issuance of the Certificates and as directed by the Council pursuant to an ordinance adopted on June 19, 2003. You are hereby notified that the Certificates should be presented for redemption on or before the Redemption Date and that interest shall cease to accrue from and after that date, and that on such date there shall become due and payable on each of the Certificates the redemption price equal to the principal amount thereof, without premium, plus unpaid accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that the Certificates will be payable at and should be submitted either in person or by certified or registered mail to JPMorgan Chase Bank (as successor in interest to Texas Commerce Bank National Association, San Antonio, Texas) at the following address:

JPMorgan Chase Bank
Attn: Registered Bond Processing
1201 Main Street, 18th Floor
Dallas, Texas 75202

In compliance with section 1441 of the Internal Revenue Code and the attendant regulations, the redeeming institution is required to withhold 30% of the principal amount of the

bonds being redeemed unless it is provided with a Form W-9 certifying the holders social security number or federal employer tax identification number, a Form W-8 Withholding Certificate establishing a lower rate of withholding, or other documentation acceptable to the redeeming institution and the Internal Revenue Service.

THIS NOTICE is issued and given pursuant to the option of redemption reserved to the City in the proceedings authorizing the issuance of the Certificates.

WITNESS MY OFFICIAL SIGNATURE this 19th day of June, 2003.

CITY OF SAN ANTONIO, TEXAS

/s/ Yolanda Ledesma
Acting City Clerk

*The CUSIP number is included solely for the convenience of the Certificateholders. Neither the City, the Escrow Agent, Co-Bond Counsel, nor the Paying Agent/Registrar shall be responsible for the selection or the use of the CUSIP number, nor is any representation made as to its correctness on the Certificates or as indicated in any redemption notice.

NOTICE OF REDEMPTION

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the *City*), acting through its City Council (the *Council*), has called for redemption the following outstanding obligations:

“City of San Antonio, Texas General Improvement Bonds, Series 1996” (the *Bonds*), dated January 15, 1996, bearing interest, and stated to mature on August 1 in each year as follows:

CUSIP No.*	Stated Maturity	Principal Amount(\$)	Interest Rate (%)
796236 EH 6	2006	1,725,000	5.100
796236 EJ 2	2007	1,825,000	5.100
796236 EK 9	2008	1,925,000	5.100
796236 EL 7	2009	2,050,000	5.125
796236 EM 5	2010	2,150,000	5.200
796236 EN 3	2011	2,275,000	5.250
796236 EP 8	2012	2,425,000	5.250
796236 EQ 6	2013	2,550,000	5.250
796236 ER 4	2014	2,700,000	5.250
796236 ES 2	2015	2,850,000	5.250

THE FIRST DAY OF AUGUST, 2005 (the *Redemption Date*) is the date fixed for redemption of the Bonds as authorized by the ordinance authorizing the issuance of the Bonds and as directed by the Council pursuant to an ordinance adopted on June 19, 2003. You are hereby notified that the Bonds should be presented for redemption on or before the Redemption Date and that interest shall cease to accrue from and after that date, and that on such date there shall become due and payable on each of the Bonds the redemption price equal to the principal amount thereof, without premium, plus unpaid accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that the Bonds will be payable at and should be submitted either in person or by certified or registered mail to JPMorgan Chase Bank (as successor in interest to Texas Commerce Bank National Association, San Antonio, Texas) at the following address:

JPMorgan Chase Bank
Attn: Registered Bond Processing
1201 Main Street, 18th Floor
Dallas, Texas 75202

In compliance with section 1441 of the Internal Revenue Code and the attendant regulations, the redeeming institution is required to withhold 30% of the principal amount of the bonds being redeemed unless it is provided with a Form W-9 certifying the holders social security number or federal employer tax identification number, a Form W-8 Withholding Certificate establishing a lower rate of withholding, or other documentation acceptable to the redeeming institution and the Internal Revenue Service.

THIS NOTICE is issued and given pursuant to the option of redemption reserved to the City in the proceedings authorizing the issuance of the Bonds.

WITNESS MY OFFICIAL SIGNATURE this 19th day of June, 2003.

CITY OF SAN ANTONIO, TEXAS

/s/ Yolanda Ledesma
Acting City Clerk

*The CUSIP number is included solely for the convenience of the Bondholders. Neither the City, the Escrow Agent, Co-Bond Counsel, nor the Paying Agent/Registrar shall be responsible for the selection or the use of the CUSIP number, nor is any representation made as to its correctness on the Bonds or as indicated in any redemption notice.

NOTICE OF REDEMPTION

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the *City*), acting through its City Council (the *Council*), has called for redemption the following outstanding obligations:

“City of San Antonio, Texas Combination Tax and Revenue Certificates of Obligation, Series 1996” (the *Certificates*), dated January 15, 1996, bearing interest, and stated to mature on August 1 in each year as follows:

CUSIP No.*	Stated Maturity	Principal Amount(\$)	Interest Rate (%)
796236 FZ 5	2006	450,000	5.200
796236 GA 0	2007	500,000	5.200
796236 GB 7	2008	525,000	5.200
796236 GC 5	2009	550,000	5.200
796236 GD 3	2010	575,000	5.200
796236 GE 1	2011	625,000	5.250
796236 GF 8	2012	650,000	5.300
796236 GG 6	2013	675,000	5.350
796236 GH 4	2014	725,000	5.375
796236 GJ 0	2015	775,000	5.400

THE FIRST DAY OF AUGUST, 2005 (the *Redemption Date*) is the date fixed for redemption of the Certificates as authorized by the ordinance authorizing the issuance of the Certificates and as directed by the Council pursuant to an ordinance adopted on June 19, 2003. You are hereby notified that the Certificates should be presented for redemption on or before the Redemption Date and that interest shall cease to accrue from and after that date, and that on such date there shall become due and payable on each of the Certificates the redemption price equal to the principal amount thereof, without premium, plus unpaid accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that the Certificates will be payable at and should be submitted either in person or by certified or registered mail to JPMorgan Chase Bank (as successor in interest to Texas Commerce Bank National Association, San Antonio, Texas) at the following address:

JPMorgan Chase Bank
Attn: Registered Bond Processing
1201 Main Street, 18th Floor
Dallas, Texas 75202

In compliance with section 1441 of the Internal Revenue Code and the attendant regulations, the redeeming institution is required to withhold 30% of the principal amount of the bonds being redeemed unless it is provided with a Form W-9 certifying the holders social security number or federal employer tax identification number, a Form W-8 Withholding Certificate establishing a lower rate of withholding, or other documentation acceptable to the redeeming institution and the Internal Revenue Service.

THIS NOTICE is issued and given pursuant to the option of redemption reserved to the City in the proceedings authorizing the issuance of the Certificates.

WITNESS MY OFFICIAL SIGNATURE this 19th day of June, 2003.

CITY OF SAN ANTONIO, TEXAS

/s/ Yolanda Ledesma
Acting City Clerk

*The CUSIP number is included solely for the convenience of the Certificateholders. Neither the City, the Escrow Agent, Co-Bond Counsel, nor the Paying Agent/Registrar shall be responsible for the selection or the use of the CUSIP number, nor is any representation made as to its correctness on the Certificates or as indicated in any redemption notice.

NOTICE OF REDEMPTION

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the *City*), acting through its City Council (the *Council*), has called for redemption the following outstanding obligations:

“City of San Antonio, Texas General Improvement and Refunding Bonds, Series 1993” (the *Bonds*), dated August 1, 1993, bearing interest, and stated to mature on August 1 in each year as follows:

CUSIP No.*	Stated Maturity	Principal Amount(\$)	Interest Rate (%)
796236B63	2004	4,400,000	4.75
796236B71	2005	3,255,000	4.75
796236B89	2006	3,345,000	4.75
796236B97	2007	3,395,000	4.75
796236C21	2008	3,760,000	4.75
796236C39	2009	5,895,000	4.50
796236C47	2010	1,345,000	4.50
796236BB2	2011	2,535,000	4.00
796236BC0	2012	4,610,000	4.00
796236BD8	2013	4,885,000	4.00
796236BE6	2014	5,775,000	4.00

THE FIRST DAY OF August, 2003 (the *Redemption Date*) is the date fixed for redemption of the Bonds as authorized by the ordinance authorizing the issuance of the Bonds and as directed by the Council pursuant to an ordinance adopted on March 20, 2003. You are hereby notified that the Bonds should be presented for redemption on or before the Redemption Date and that interest shall cease to accrue from and after that date, and that on such date there shall become due and payable on each of the Bonds the redemption price equal to the principal amount thereof, without premium, plus unpaid accrued interest to the Redemption Date.

NOTICE IS FURTHER GIVEN that the Bonds will be payable at and should be submitted either in person or by certified or registered mail to The Bank of New York (as successor in interest to The Frost National Bank of San Antonio, San Antonio, Texas) at the following address:

The Bank of New York
Corporate Trust Operations
111 Sanders Creek Parkway
East Syracuse, New York 13057
1-800-254-2826

In compliance with section 1441 of the Internal Revenue Code and the attendant regulations, the redeeming institution is required to withhold 30% of the principal amount of the bonds being redeemed unless it is provided with a Form W-9 certifying the holders social security number or federal employer tax identification number, a Form W-8 Withholding Certificate establishing a lower rate of withholding, or other documentation acceptable to the redeeming institution and the Internal Revenue Service.

THIS NOTICE is issued and given pursuant to the option of redemption reserved to the City in the proceedings authorizing the issuance of the Bonds.

WITNESS MY OFFICIAL SIGNATURE this 20th day of March, 2003.

CITY OF SAN ANTONIO, TEXAS

/s/ Yolanda Ledesman
Acting City Clerk

*The CUSIP number is included solely for the convenience of the Bondholders. Neither the City, the Escrow Agent, Co-Bond Counsel, nor the Paying Agent/Registrar shall be responsible for the selection or the use of the CUSIP number, nor is any representation made as to its correctness on the Bonds or as indicated in any redemption notice.

NOTICE OF REDEMPTION

To the Holders of the
CITY OF SAN ANTONIO, TEXAS
AIRPORT SYSTEM IMPROVEMENT REVENUE BONDS, SERIES 1992

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the "City") has called for redemption at the redemption price equal to par, plus accrued interest, on **May 2, 2003**, all of the City's outstanding Airport System Improvement Revenue Bonds, Series 1992, dated October 1, 1992, which are further described as follows (the "Bonds"):

CITY OF SAN ANTONIO, TEXAS AIRPORT SYSTEM IMPROVEMENT REVENUE BONDS, SERIES 1992				
MATURITY (JULY 1)	PRINCIPAL AMOUNT MATURING IN YEAR	PRINCIPAL AMOUNT REFUNDED	STATED INTEREST RATE (%)	CUSIP No. (796242)
2009	\$3,130,000	\$3,130,000	6.10	EL5

NOTICE IS FURTHER GIVEN that due and proper arrangements have been made for providing The Bank of New York Trust Company of Florida, N.A., the Paying Agent for the Bonds called for redemption, with funds sufficient to pay the redemption price of the Bonds and the interest thereon to the redemption date. In the event the Bonds, or any of them are not presented for redemption by the date fixed for their redemption, they shall not thereafter bear interest. If due provision for the payment of the redemption price is made, then the Bonds automatically shall be deemed to have been redeemed prior to their scheduled maturity, and they shall not bear interest after the redemption date, and they shall not be regarded as being outstanding except for the right of the owner thereof to receive the redemption price from the Paying Agent.

THIS NOTICE is issued and given pursuant to the redemption provisions in the proceedings authorizing the issuance of the Bonds and in accordance with the recitals and provisions of each of the Bonds.

NOTICE IS FURTHER GIVEN THAT the Bonds will be payable at and should be submitted either in person or by certified or registered mail to the following address:

The Bank of New York Trust
Company of Florida, N.A.
Corporate Trust Operations
111 Sanders Creek Parkway
East Syracuse, New York 13057

To avoid a 30% withholding tax required by federal law, holders must submit a properly completed IRS Form W-9.

* THE ABOVE REFERENCED CUSIP NUMBERS ARE PROVIDED FOR THE CONVENIENCE OF THE BONDHOLDERS. NEITHER THE PAYING AGENT NOR THE ISSUER ARE RESPONSIBLE FOR ANY ERROR OF ANY NATURE RELATING TO THE CUSIP NUMBERS.

NOTICE OF REDEMPTION

To the Holders of the
CITY OF SAN ANTONIO, TEXAS
AIRPORT SYSTEM REFUNDING REVENUE BONDS, SERIES 1992

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the "City") has called for redemption at the redemption price equal to par, plus accrued interest, on **May 2, 2003**, the following maturities of the City's outstanding Airport System Refunding Revenue Bonds, Series 1992, dated October 1, 1992 (the "Bonds"):

CITY OF SAN ANTONIO, TEXAS AIRPORT SYSTEM REFUNDING REVENUE BONDS, SERIES 1992				
MATURITY (JULY 1)	PRINCIPAL AMOUNT MATURING IN YEAR	PRINCIPAL AMOUNT REFUNDED	STATED INTEREST RATE (%)	CUSIP No. (796242)
2003	\$1,780,000	\$1,780,000	5.625	EE1
2004	1,940,000	1,940,000	5.750	EF8
2005	1,995,000	1,995,000	5.750	EG6
2006	2,240,000	2,240,000	5.750	EH4

NOTICE IS FURTHER GIVEN that due and proper arrangements have been made for providing The Bank of New York Trust Company of Florida, N.A., the Paying Agent for the Bonds called for redemption, with funds sufficient to pay the redemption price of the Bonds and the interest thereon to the redemption date. In the event the Bonds, or any of them are not presented for redemption by the date fixed for their redemption, they shall not thereafter bear interest. If due provision for the payment of the redemption price is made, then the Bonds automatically shall be deemed to have been redeemed prior to their scheduled maturity, and they shall not bear interest after the redemption date, and they shall not be regarded as being outstanding except for the right of the owner thereof to receive the redemption price from the Paying Agent.

THIS NOTICE is issued and given pursuant to the redemption provisions in the proceedings authorizing the issuance of the Bonds and in accordance with the recitals and provisions of each of the Bonds.

NOTICE IS FURTHER GIVEN THAT the Bonds will be payable at and should be submitted either in person or by certified or registered mail to the following address:

The Bank of New York Trust
Company of Florida, N.A.
Corporate Trust Operations
111 Sanders Creek Parkway
East Syracuse, New York 13057

To avoid a 30% withholding tax required by federal law, holders must submit a properly completed IRS Form W-9.

* THE ABOVE REFERENCED CUSIP NUMBERS ARE PROVIDED FOR THE CONVENIENCE OF THE BONDHOLDERS. NEITHER THE PAYING AGENT NOR THE ISSUER ARE RESPONSIBLE FOR ANY ERROR OF ANY NATURE RELATING TO THE CUSIP NUMBERS.

NOTICE OF REDEMPTION

To the Holders of the
CITY OF SAN ANTONIO, TEXAS
AIRPORT SYSTEM REVENUE REFUNDING BONDS, SERIES 1993

NOTICE IS HEREBY GIVEN that the City of San Antonio, Texas (the "City") has called for redemption at the redemption price equal to 102% of par on **July 1, 2003** the following maturities of the City's outstanding Airport System Revenue Refunding Bonds, Series 1993, dated April 15, 1993 (the "Bonds"):

CITY OF SAN ANTONIO, TEXAS AIRPORT SYSTEM REVENUE REFUNDING BONDS, SERIES 1993				
MATURITY (JULY 1)	PRINCIPAL AMOUNT MATURING IN YEAR	PRINCIPAL AMOUNT REFUNDED	STATED INTEREST RATE (%)	CUSIP No. (796242)
2004	\$3,525,000	\$3,525,000	7.125	CP8
2005	3,775,000	3,775,000	7.125	CS2
2006	4,050,000	4,050,000	7.125	CV5
2007	4,335,000	4,335,000	7.125	CY9
2008	4,645,000	4,645,000	7.125	DB8
2009	4,975,000	4,975,000	7.375	DE2
2010	5,345,000	5,345,000	7.375	DH5
2011	5,735,000	5,735,000	7.375	DL6
2012	6,160,000	6,160,000	7.375	DP7
2013	6,610,000	6,610,000	7.375	DS1

NOTICE IS FURTHER GIVEN that due and proper arrangements have been made for providing The Bank of New York, the Paying Agent for the Bonds called for redemption, with funds sufficient to pay the redemption price of the Bonds and the interest thereon to the redemption date. In the event the Bonds, or any of them are not presented for redemption by the date fixed for their redemption, they shall not thereafter bear interest. If due provision for the payment of the redemption price is made, then the Bonds automatically shall be deemed to have been redeemed prior to their scheduled maturity, and they shall not bear interest after the redemption date, and they shall not be regarded as being outstanding except for the right of the owner thereof to receive the redemption price from the Paying Agent.

THIS NOTICE is issued and given pursuant to the redemption provisions in the proceedings authorizing the issuance of the Bonds and in accordance with the recitals and provisions of each of the Bonds.

NOTICE IS FURTHER GIVEN THAT the Bonds will be payable at and should be submitted either in person or by certified or registered mail to the following address:

The Bank of New York
1301 Fannin Street - Suite 2215
Houston, TX 77002
Attn: Bondholder Relations

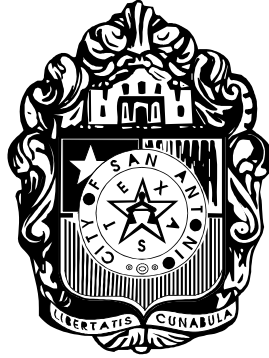
IMPORTANT NOTICE:

IN COMPLIANCE WITH SECTION 3406 OF THE INTERNAL REVENUE CODE OF 1986, PAYORS MAKING CERTAIN PAYMENTS DUE ON DEBT SECURITIES MAY BE OBLIGATED TO DEDUCT AND WITHHOLD 31 PERCENT OF SUCH PAYMENT FROM THE REMITTANCE TO ANY PAYEE WHO HAS FAILED TO PROVIDE SUCH PAYOR WITH A VALID TAXPAYER IDENTIFICATION NUMBER. TO AVOID THE IMPOSITION OF THIS WITHHOLDING OF TAX, SUCH PAYEES SHOULD SUBMIT A TAXPAYER IDENTIFICATION NUMBER WHEN SURRENDERING THE BONDS FOR REDEMPTION.

ANY QUESTIONS REGARDING THIS NOTICE MAY BE ADDRESSED TO BONDHOLDER RELATIONS AT THE BANK OF NEW YORK AT (800) 882-6559.

* THE ABOVE REFERENCED CUSIP NUMBERS ARE PROVIDED FOR THE CONVENIENCE OF THE BONDHOLDERS. NEITHER THE PAYING AGENT, THE ESCROW AGENT, NOR THE CITY ARE RESPONSIBLE FOR ANY ERROR OF ANY NATURE RELATING TO CUSIP NUMBERS.

CITY OF SAN ANTONIO, TEXAS



Nationally Recognized Municipal Securities Information Repository Address List

Appendix 2

Nationally Recognized Municipal Securities Information Repositories (NRMSIRs)

Bloomberg Municipal Repository

100 Business Park Drive
Skillman, New Jersey 08558
Phone: (609) 279-3225
Fax: (609) 279-5962
http://www.bloomberg.com/markets/muni_contactinfo.html
Email: Munis@Bloomberg.com

DPC Data Inc.

One Executive Drive
Fort Lee, NJ 07024
Phone: (201) 346-0701
Fax: (201) 947-0107
<http://www.dpcdata.com>
Email: nrmsir@dpcdata.com

FT Interactive Data

Attn: NRMSIR
100 William Street
New York, New York 10038
Phone: (212) 771-6999
Fax: (212) 771-7390 (Secondary Market Information)
<http://www.interactivedata.com>
Email: NRMSIR@FTID.com

Standard & Poor's Securities Evaluations, Inc.

55 Water Street
45th Floor
New York, NY 10041
Phone: (212) 438-4595
Fax: (212) 438-3975
www.jjkenny.com/jjkenny/pser_descrip_data_rep.html
Email: nrmsir_repository@sandp.com

State Information Depositories (SID)

Municipal Advisory Council of Texas

P.O. Box 2177	Physical Mailing Address: 600 W. 8 th Street
Austin, Texas 78768-2177	Austin, TX 78701
Phone: (512) 476-6947	
Fax: (512) 476-6403	
http://www.mactexas.com	
Email for filings: mac@mactexas.com	